

Supplementary Planning Information for current planning application 15 Masterman Place

This planning application is being made after scrutiny of a nearby precedent namely the planning application for a conservatory at 20 Masterman Place 74680/APP/2019/935 and subsequently allowed by way of appeal (APP/R5510/D/19/3242016)

LBH has removed all permitted development rights for the new estate. In the precedent LBH gave planning permission for a property with less than ½ the required usable amenity space. The applicant applied for a conservatory in their back garden and was refused planning permission. However Inspector N.Fagan in his wisdom could see that the proposal would not result in overdevelopment of the site.

Assessing this proposal;

- The amenity space is adequate for the size of the house.
- A conservatory architecturally is an ambiguous space as it is neither inside space nor outside space ; it is mere a transitional space from the inside to the outside and as such still constitutes usable amenity space eg the outside garden space can be enjoyed in this transitional space even in poor weather which the UK is well accustomed.

The applicant is opined that this precedent and his scrutiny of it contains overwhelming weight for making a planning application that ought to be successful.