PLANNING STATEMENT

DESCRIPTION OF APPLICATION

"Installation of a Conservation rooflight to the rear elevation"

SITE CHARACTERISTICS

The site itself is level although it is set, at the front, upon elevated land which is raised some 2.5 metres above the level of the road, whilst the rear is significantly lower than the amenity land behind it.

The front of the site is open. The rear amenity area is enclosed by brick walling which is approximately 2.2 metres high on the eastern boundary and 3.4 metres high on the western and northern boundaries.

The site is occupied by a middle of terrace two-storey dwelling which has red brick elevation walls and a tiled roof. There are arch windows to the front and rear.

The site is located within the Arundel Conservation Area on a section of road that is characterised by two and a half and three-storey terraced dwellings on elevated land which gives them an imposing appearance. The dwellings back onto further residential development which is on further elevated land. The rear amenity spaces of the properties are fairly small and walled.

PROPOSED ROOF LIGHTS:

The plans provided with the application show that the proposed rooflight will protrude 98mm above the plane of the roof. This would ensure that they are compliant with The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

RELEVANT SITE HISTORY:

In October 2010 a Certificate of Lawfulness application (AB/112/10/CLP) was granted for the following works:

"Application for a Lawful Development Certificate for a Proposed development for a loft conversion & installation of 3 no. conservation roof lights to the rear roof slope, installation of french doors & construction of a conservatory to the rear elevation"

This application proposes only a single rooflight to the rear elevation.