

Supporting Statement

Relevant Planning history

BR/71/12 – Full application for 4 detached houses. Officer recommendation was to approve but refusal at Committee, subsequently allowed at Appeal. Several amendments followed.

Latest amendments relevant to Plot 1

BR/325/16/PL – Enlargement of Plot 1

BR/314/17/NMA – Hip to gable of front roof

The Application Proposal

It is proposed to make some window insertions, such as would be allowed under regular Permitted Development rules, i.e.:

1. Four “rooflight” window insertions to rear elevation - distance to dwellings in Ellasdale Road is some 55m.
2. Three “rooflight” window insertions to side elevations of front roof - obscure glazed and non-opening.
3. A double sliding sash window to front gable, in keeping with the Edwardian style - overlooking of the dwelling “Holyrood” (from whose garden the plot derived), is no greater than already exists from the 1st floor, and distance to Holyrood is some 30m.

(Regarding overlooking distances, I note a very recent planning consent, BR/257/17/PL, for a new-build nearby in Tennyson Road, which has only 16m separation between overlooking windows to the rear, and a 2nd floor front window only 19m from front windows of the house in the road opposite)

The submitted elevations drawing “18-02-GD-203-03A-Elevations” is the proposed replacement drawing, showing these features.

It may be noted that these window insertions could, post-completion, be undertaken as permitted development, as allowed under a condition imposed by the Appeal Inspector. The LPA in their submission to the Appeal had proposed removal of almost all permitted development rights, with which the Inspector disagreed, and so the construction of his condition must be taken literally:

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no first floor windows or dormer windows [other than those expressly authorised by this permission] shall be constructed on the properties hereby approved.

Peter Champion, February 2018

