

MWS DESIGN

ARCHITECTURAL CONSULTANTS

3rd February 2021

Our ref 4031/PS/01

Planning Services
Oxford City Council
St Aldate's Chambers
Oxford
OX1 1DS

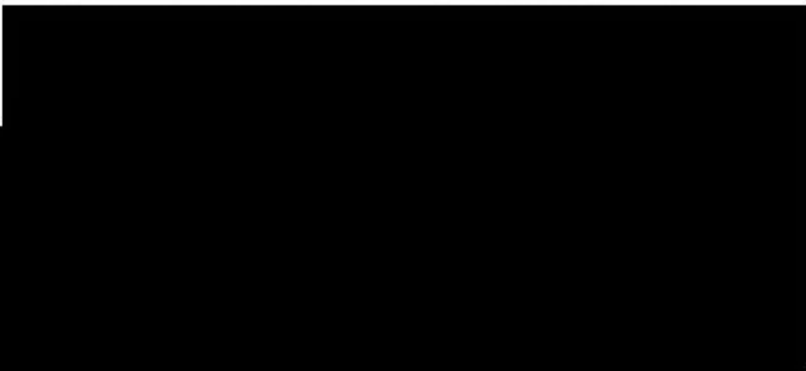
PLANNING STATEMENT

FLAT ROOF DORMERS – 62 FERRY ROAD, OXFORD

62 Ferry Road is a semi-detached house which has undergone a phased development to create bedroom accommodation in the loft.

Phase 1 consisted of a (side) *roof extension including 2no roof lights* reference 17/00928/FUL approved on 06th June 2017. This part of the development was completed in the summer of 2019.

Phase 2, which this application is concerned with, is the second stage of the work constituting two flat roof dormers to the main roof of the rear of the property. Initially a certificate of lawfulness for this (as built) was submitted in December 2019 reference 19/03262/CEU. Although the form/volume of the dormers were considered to be within the scope of permitted development the materials that had been used for the cladding of the dormers were not considered to match the existing house and therefore the application was refused on 20/02/2020.

At the time of the refusal we were advised by the officer dealing with the application that a full planning application would be required for the dormer and it was our intention to re-visit the site prior to making this application to check that the dormer had been built as per the original drawings and take photographs. 

We are therefore making this application to regularise the planning situation.