

Philip Osmond
63 Wellhouse Road
Beech
Alton
Hampshire
GU34 4AQ

21st March 2021

Planning Application Ref: 55498/003

Description of Proposal (at above address):

Retrospective application for the retention of 9 Velux roof lights installed in existing roof/rooms.

Supporting Statement:

As per the attached Roof Plan, 4 Velux roof lights already existed in various rooms on the same floor since original construction of the property in 2013. 3 facing NE to one side of the property (nos.2,3 & 9 on the submitted Roof Plan) with a further 1 facing SW to the other side of the property (no.5 on the submitted Roof Plan). 2 further Velux roof lights already existed in various rooms on the same floor having been added in 2019. 1 facing NE to one side of the property (no.1 on the submitted Roof Plan) with a further 1 facing SW to the other side of the property (no.4 on the submitted Roof Plan).

3 new additional roof lights were added in existing roof/rooms facing SE over rear garden in 2020 as per drawings and photos submitted (nos.6,7 & 8 on the submitted Roof Plan).

This is a retrospective application as unfortunately we were completely unaware that permitted development rights (including for such roof lights) were removed as a condition of the original planning permission dated 18/12/2012 (37851/013 - condition 8), until we were recently informed by your Development Inspector Ms Ellen Owen (your ref EC/55498/002/EODC) following an objection raised by a neighbour regarding the recent addition of the 3 roof lights facing SE in 2020.

These additional 3 roof lights have been installed to provide a view over our rear garden and Bushy Lees Wood beyond and to provide additional natural light into this room, as in future it is

going to be used by my 85-year-old mother who will be coming to live with us. Unlike the existing Velux roof lights facing NE and SW, these new one's face SE and do not afford any views over our neighbouring houses in Wellhouse Road. The 2 longer/deeper roof lights were included following an independent fire risk assessment, to provide a fire escape route onto the existing bedroom balcony one floor directly below, should the single existing internal staircase at the other end of the floor be impassable due to rising smoke or fire.

Unidentified neighbours in Wellhouse Road have apparently complained to EHDC's Development Inspector claiming that these 3 new windows afford views over their property. The objections raised are, however, unfounded. As can be seen from the site plan and various photos submitted with this application, the two next-door properties (Nos 61 & 61a Wellhouse Road) lie to the NE of our property and are already overlooked by the 4 existing Velux roof lights that face NE, equally the two next-door properties on the other side (Nos 65 & 67 Wellhouse Road) lie to the SW of our property and are already overlooked by the other 2 existing Velux roof lights that face SW. Meanwhile the 3 new Velux roof lights face SE and have no views over any of these properties, unless of course one were to lean out of the window and turns one's head sideways. However, as can also be seen from the photos, the existing first floor balcony (that was part of the original 2012 planning permission and constructed in 2013) below the new Velux roof lights and facing SE does indeed already afford views of all 4 neighbouring properties. Both the newly installed and existing Velux roof lights in no way exacerbate that existing situation, nor do they afford additional overlooking.

The 3 new Velux roof lights do not in any way change the existing building's design or character and therefore are in keeping with the Beech Neighbourhood Plan, in particular policy BPC07. From a design perspective the 3 new Velux rooflights are in keeping with the current design of the property and the 6 existing Velux roof lights and such roof lights are also incorporated in the designs of several neighbouring properties as per submitted photos, all in accordance with policy CP29 of the joint core strategy. They also comply with the recommendations of the Residential Extensions and Householder Development SPD, being well related, given their requirement to also act as an essential fire escape route to the balcony below.

We therefore request that retrospective planning permission be granted for the 9 Velux roof lights as described.

Philip Osmond – Owner, 63 Wellhouse Road

21st March 2021

Ends.

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