

Planning Department  
Bracknell Forest Council

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03/03/2021  
21/00237/FUL



Brian Colby,  
Copper Beeches  
Tilehurst Lane  
Binfield RG42 5JS



1<sup>st</sup> March, 2021

RE: Planning Application for A Dormer to Gable End Roof Conversion at Copper Beeches

This letter is in support of our Application by KJC Cad and Drafting Services Ltd on our behalf.

Our home was extensively reconstructed prior to our purchase back in 1988. Unfortunately the builder at that time had used poor quality contractors who created a number of serious defects which only became apparent over the years. We have gradually rectified many of the problems which have also enhanced our home.

We now wish to tackle one of the last inherited defects, which is leaking from around the dormer in the roof above the garage which has caused the ceiling in our garage to be replaced on 3 occasions, we have also had to renew tiling and valleys of the dormer which has failed to solve the leaking.

We have been advised that our best solution is to construct a light-weight timber Gable end above the garage which would both remove the defective dormer and improve our house. The new gable end will considerably enhance the appearance of our home as it will match the existing gable end of the adjoining bedroom. There will be no adverse impact to the adjacent property. We wish to also extend the Utility room in our garage below to provide more space for appliances and storage to modern standards. No extension to the footprint of the house is required.

Brian Colby