

Supporting statement

Preface

The council granted planning permission the subject to this application under reference 11/01169/OUT on 3 June 2011 imposing inter alia condition 6 as follows:

The development hereby permitted shall comprise a dwelling of single storey design with no living accommodation within its roof space.

Reason: to ensure that the new dwelling on the site would not have an unacceptable impact on the amenities of the neighbouring properties (policy CS6)

The above condition appears under a subheading of a “condition relevant for the lifetime of the development”

It is noted that the planning permission did not remove permitted development rights and pursuant to section 55 of the act development confined within a dwelling is excluded from the definition of development.

Discussion

In light of the above the application proposes alteration of the roof and its habitable use.

The plans show new roof lights, but these will not facilitate overlooking, one is for a bathroom that will be obscure glazed with a limited tilt for ventilation only controlled by condition, and a similar condition can be imposed requiring the bedroom roof light to be openable only in the event of fire, otherwise obscure glazed and with limited tilt for ventilation.

The purpose of the condition was as stated above, so by design there will be no unacceptable impact to the amenities of neighbouring properties. Moreover, making effective use of previously developed land has strong support in national policy terms (section 12 NPPF). The roof is sufficient pitch to allow good use to be made via habitable floor space otherwise wasted. The applicant has children of both sexes who do not wish to share bedrooms, and this is the appropriate proportionate solution for a 4th bedroom. Obscure glazed roof lights can be installed under GPDO in any event.

Permission should be granted because the proposal is in accordance with the development plan per s38(6) PCPA 2004 and such approval is confirmed by it being sustainable development as defined by the Framework.