



Chartered Town Planners

Clear, Professional Town Planning

Planning Department
Buckinghamshire Council – Aylesbury Area
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Planning Portal Ref: PP-11056789

Site: Four Winds, Addington Estate Roads, Addington, MK18 2JR

My Reference – SU/02

Town and Country Planning Act 1990

28th Feb 2022

Dear Sir/Madam,

Please find enclosed a Householder application the *“Installation of dormer windows and various internal alterations to house”* at Four Winds, Addington Estate Roads, Addington, MK18 2JR.

The following documents are attached in support of this application;

1. This Covering Statement



info@markdoodlesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodlesplanning.co.uk

2. Site location plan and block plan
3. Existing Elevations & floorplans
4. Proposed Elevations & floorplans
5. Proposed materials
6. Proposed site layout plan

The fee has been paid online. I trust the information provided will be sufficient for the application to be registered and validated. I look forward to receiving confirmation of this in due course.

The house is a detached two storey plain brick dwelling from the 1950's era and is typical of its epoch, as seen in the image in appendix one. It is reasonably large in scale with generous space for a family. The garden area is shielded from the highway by mature landscaping and to the rear are the stable blocks for Aldington.

The dwelling appears to benefit from its PD rights.

Planning Discussion

It should also be noted that this application is only required to be submitted to the LPA due to part of the scheme arguably failing a single element of Schedule 2, Part 3, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the "GPDO").

The GPDO sets out a number of criteria for alterations for the roof for houses. In order for a scheme to be "PD" it must meet all the following criteria. The text in red italics below is commentary on the provisions of the Statutory Instrument.

Class B – additions etc to the roof of a dwellinghouse

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if —

(a) permission to use the dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule – *this is not the case for Four Winds.*



info@markdoodesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodesplanning.co.uk

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; *this is not the case for these proposals, as per attached plans.*

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; *the dormer is on the rear T-shaped extension to the house, it is not visible at all from the road and doesn't face the road.*

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than —

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

This is not the case in the proposals by some considerable margin.

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(f) the dwellinghouse is on article 2(3) land.

This is not the case with these proposals.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

It is this element which the development falls foul on the SI provisions. The metal finish is novel to the dwelling and not seen elsewhere. It is however a commonplace treatment for a dormer window and arguably would be a preference to a hung tile. This doesn't dilute from the fact that this triggers the need for planning permission to be sought but it does demonstrate how a betterment over a strict interpretation of the rule could influence the LPAs decisions.

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—



info@markdoodesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodesplanning.co.uk

(aa) the eaves of the original roof are maintained or reinstated; and

All of the above elements are complied with.

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

Provision bb requires that the dormer be 20cm up the face of the roof slope. Given that planning permission is triggered, it is the client's preference that the dormer rest on the existing external wall to allow for a simpler and more cost-effective project. Given that this element is hardly offence to the design objectives of the Plan officers are invited allow this design modification to take place.

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

This remains the case even allowing for the point raised above since the bi-folding doors are inward opening.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

This remains the case in these proposals, but further discussion is academic.

The various internal works to the dwelling to not require planning permission and do not need to be discussed further.

The objective of the Plan is to ensure high quality development takes place in the administrative area. The enclosed plans show just this and the coloured elevations are useful to draw conclusions in this regard. The scheme represents a modest alteration to a non-designated

Yours sincerely,



info@markdoodesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodesplanning.co.uk

Mark Doodes MSc MA MRTPI
Chartered Planning Consultant



Appendix One – drone image of the dwelling in its setting.



info@markdoodesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodesplanning.co.uk