

PLANNING STATEMENT

**ORCHARD BUNGALOW
VEE LANE
FELTON
NORTH SOMERSET
BS40 9YE**

PREPARED BY

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FOR

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VEE LANE
FELTON
NORTH SOMERSET
BS40 9YE**

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CONTENTS

Introduction	1
Context	1
Proposal	2
Conclusion	2

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PLANNING STATEMENT

Introduction

This Planning Statement, as required by North Somerset Council, has been drawn up, on behalf of the applicant Mr. L. Hallaran, in support of the current application appertaining to the replacement of the existing flat roofs by combining it with the existing pitched roof to make one harmonious roof.

The current application follows on from the previous applications which were, unfortunately, refused by the council, at planning stage, and, again, on appeal, due to the roof, in the opinion of others, being disproportionate to the size of the original dwelling.

Case Officers and Appeal Inspectors also pointed out the additional floor space exceeded the permissible 50% of additional gross floor area.

It is our aim to show that the comments that were raised during the initial application, and the subsequent ones, have been taken on board with a view to the roof now being considered proportional in design.

Context

Comments by Case Officers and Appeal Inspectors have, generally, given the impression that Orchard Bungalow was located in the middle of the countryside surrounded by green fields. Little regard was given to the juxtaposition of Orchard Bungalow with its neighbours namely the Long Cross housing development a mere 80 metres south, the housing development in the Felton settlement area, just 300 metres to the west and the housing development to the east just short of 1 kilometre. This is not in open countryside.

A lleyandii screen and rendered masonry wall with gated access are present along the Vee Lane boundary affording privacy from the public domain. The property itself is rendered with spar chippings on all elevations with red brickwork below damp proof course. The original bungalow supports a tiled roof, pitched on all four sides whereas the side and rear extensions are covered with a three layer felt flat roof.

Felton settlement area is defined, in Policy CS33 of the Core Strategy, as an infill village catering for urban housing needs. Taking into account the number of dwellings within the Felton settlement area and those outside, particularly Long Cross, there is a high level of out-commuting, somewhere in the region of between 60 and 80%. Consequently, Felton could be considered a dormitory settlement primarily occupied by commuters giving it a less than rural feel.

Proposal

The application seeks to remove the existing pitched and flats roofs to make one homogeneous roof as seen from the public domain, whether seen from ground level or from the air where the footprint would be seen as exactly the same as it is now. The ridge to the new roof will be at the same height, as that of the existing roof, propagating the reduction of the roof pitch, accordingly. This will have the effect of reducing the useable internal floor space, on the first floor.

Taking into account the design of the proposed new roof, the dwelling would not increase nor accentuate its bulk nor would it increase its prominence. Neither would it look top-heavy and bulky.

It is also proposed to clad all elevations of the bungalow in Cedar boarding to give it a more agricultural feel and to present itself in a more visually attractive role than the current stark render.

Furthermore, the new roof would be insulated to current Building Regulation standards, will be improved upon, wherever possible and practicable, and, in so doing, would reduce carbon footprint considerably. Carbon emissions would be further reduced by the installation of a bio-mass boiler along with the provision of photovoltaic panels positioned on the South West elevation.

Conclusion

The new roof to Orchard Bungalow, given its position, in relation to the housing developments, as previously mentioned above, would not materially conflict nor would it have any impact on the openness of the Green Belt and, therefore, would not be an inappropriate development and could be considered as *de minimis*. Neither would it impact on the living conditions of the neighbouring residents. Nor does it threaten the character and integrity of the countryside. On the contrary, it, in fact, would improve the quality and character of the area by the removal of the flat roofs.