

Dear Sir/Madam

Proposal: Application for a proposed lawful development certificate for replacement of external windows and doors.
Location: 23 Warminster Road Beckington Frome Somerset BA11 6SY
Applicant: Bakker
Application Type: Certificate of Proposed Use/Development
Application Number: 2023/2080/CLP

I refer to the above application with a planning statement below, as requested on 31.10.2023:

Planning Statement

The use and operations of the existing dwelling will not change.

The proposed changes to the application are considered as lawful because there is no enlargement of the existing property proposed. The proposal looks to change the size, colour and configuration of the existing windows and doors only.

The colour chosen is not uncommon in its context, where many neighbouring properties have a variation of white, brown, grey or other coloured frames for the windows. The proposal aims to provide a more unified appearance with the existing grey-painted render by using grey window frames.

The change to the location of the entrance door is proposed to consolidate the entrance of the existing property into one door. The newly located door will avoid the existing condition where the centrally located door opens onto a very narrow stair landing within the dwelling. Thus, the side door is used instead as it opens onto a larger utility space. The new door position will provide more accessible wayfinding as it will be located on the principal elevation closer to the entrance path and open onto the utility space, which will now be used as an entrance hall.

The other windows and doors are of poor quality, in disrepair in parts and perform poorly in the winter months; they need to be replaced. In doing so, the proposal aims to increase the size of the windows and decrease the amount of divisions within the openings with the aim to increase the amount of natural light. The increase in light will reduce the need for as much use of artificial lighting and increase the opportunity for free solar gain from the sun, lowering the energy demand of the dwelling.

Overall, the proposal is considered to be lawful and in keeping with the agenda set out by the local plan.

Kind regards,

Oliver Justice RIBA
Architect

07970854009
oliver@ojarchitecture.com
www.OJArchitecture.com