

Chuckles Nursery, Trescol Veau, Baldhu, TR3 6EG

S73 - Planning Summary

Chuckles Nursery, Trescol Veau School, obtained planning approval for the conversion of the former day nursery school to four no. residential units (PA23/02432) on 19th July 2023. Following commencement on site, the owners wish to make some minor alterations to improve the layout and increase the natural light into the property. Therefore varying condition 2:

'The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".'

The owners wish to vary the plans in accordance with the newly submitted plans to include the following:

EXTERNAL CHANGES:

Reposition roof lights

Reposition the roof light closest the adjoining cottage to the South East Elevation to unit 1. We believe the repositioning of this roof light will be positive to the development and welcomed as it will increase the distance and privacy to the adjoining property, which was a concern raised during the initial planning application.

It is also proposed to move two roof lights to unit 4 on the South East elevation from the mid (internal) pitch to the front pitch to alleviate possible overlooking / privacy issues to Units 1 and 2 and move one roof light on the North West elevation to unit 1 for elevation symmetry.

Please note this does not affect condition 7 which states:

'With the exception of the window and external door openings shown on approved drawing nos SMT 1180/606 REV E and SMT 1180/607 REV E no new openings shall be added to the South East elevation or roof plane of Apartment 1 or the North East elevation of Apartment 4.'

New roof lights

It is proposed to provide 1no. new roof light to unit 2 to the new proposed utility to provide some natural light as currently this proposed area would have no form of natural light.

A sun light tube is proposed to unit 4 bathroom to provide some natural light. The sun tube will be hidden from exterior view and not form a privacy or overlooking issue to Units 1, 2 or 3.

New roof lights will be in accordance with condition 5 which states:

'All rooflights hereby permitted shall be conservation style rooflights set flush within the roof slope'

Replace roof lights with Dormer windows

It is proposed to replace 3no. roof lights with dormer windows, this will provide improved emergency escape exits for the units on the first floor, additional natural light and improved useable floor space. Precedent for dormers is provided by way of the existing Dormers set into the original structure with minor alterations approved within the previous application. These are proposed to:

- Unit 1 North West (front) Elevation
- Unit 3 South West Elevation x 2

Canopy over Unit 1 Entrance

The application as approved included notes detailing a 'slated porch' over the entrance to Unit 1 but this was not shown on plan or elevation. A lean-to canopy is proposed and shown on Revision F drawings accompanying this Application. The slates will match those used on the replacement roof covering.

Openings:

North West (Front) elevation

The window and door openings to this elevation are to be reduced in height to enable the floor levels internally to be reduced and provide sufficient head room to the first floor rooms. Following site preparation and clearance on site it has been determined that additional head room is required in the first floor and subsequently achieved by reducing the height of the ground floor openings.

The window sill level to unit 2 office/study/bedroom is to be raised, providing emergency exit for the first floor bedroom

South West (Side) Elevation

The windows to this elevation are to change in style to be more in-keeping of the style on other elevations and a number of windows lowered to allow for usable opening heights. These are shown on plan and elevation. As stated above, 2no roof lights (as approved) are proposed to be replaced with dormer windows.

The large window set to Unit 2 will be altered for improved natural daylight and central window lowered to enable fresh doors and a Juliet balcony.

Plan Alterations:

Unit 2:

It is proposed to change the layout of the previously approved ground floor shower room to provide a W/C and utility space. This will be facilitated with a partition to separate the two spaces and roof light to the propose utility space as detailed above. This will enable a separate entrance lobby and utility space.

It is also proposed to change the layout of the lounge/dining/kitchen space to have the kitchen area on the South East elevation which we do not believe is of any difference however to facilitate this it is proposed to change the existing window opening to the South East elevation and replace with French doors with Juliet balcony.

Unit 4:

It is proposed to provide a 'jack and Jill' bathroom with a new door opening from bedroom 1 to the bathroom.

The window to the North West porch is to be removed.

Conclusion

We believe that the alterations proposed within this S73 Application are minor in nature and will not have a detrimental impact on the building within its setting and the associated works as approved.

Furthermore, some alterations have been made to further reduce potential overlooking or privacy concerns to the neighbouring property and within the proposed development itself.

We trust that the proposed alterations meet with your approval.

Stephen Tucker DipBldCons MRICS

Chartered Building Surveyor

FOR SMT ASSOCIATES

09 November 2023

