

Planning Development
Newark and Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG22 9PS



5th December 2024

Dear Sir/Madam,

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT, TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): FOR PROPOSED CHANGE OF ROOF FROM HIPPED TO GABLE, REMOVAL OF FRONT DORMER WINDOW AND CONSTRUCTION OF NEW REAR DORMER WINDOW, REPLACEMENT OF CONSERVATORY WITH SUMMER ROOM AND EXTENSION TO FRONT PORCH.

This Covering Letter has been prepared to support an application for a Lawful Development Certificate for a Proposed Use or Development submitted to Newark and Sherwood District Council on behalf of the applicant Mr John Pettifor. A Lawful Development Certificate of a Proposed Use is sought for the change of roof from hipped to gable, removal of front dormer window and construction of new rear dormer window, replacement of conservatory with summer room and extension to front porch at 3 Gregory Gardens, Farnsfield, NG22 8EQ.

This Supporting Letter should be read in combination with the following plans submitted with this application for Lawful Development Certificate:

Site Location Plan
Existing Elevations
Proposed Elevations
Proposed Roof Plan
Proposed First Floor Layout

The Application is submitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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3 Gregory Gardens, Farnsfield

Schedule 2, Part 1, Class A of the above Order permits *enlargement, improvement or other alteration of a dwellinghouse*, Class B of the above Order permits *the enlargement of a dwellinghouse consisting of an addition or alteration to its roof* and Class C of the same schedule and part dealing with *any other alteration to the roof of a dwellinghouse*.

This Lawful Development Application proposes that the proposed change of roof from hipped to gable, removal of front dormer window and construction of new rear dormer window, replacement of conservatory with summer room and extension to front porch at 3 Gregory Gardens constitutes permitted development in accordance with Schedule 2, Part 1, Class A, B and C - Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Proposed Development

In brief, as is detailed on the accompanying plans, the applicant proposes changes to the roof of the property removing the hipped design to the north and south facing side elevations and replacing with a gabled design. Also, as part of the roof amendments, the existing dormer window in the front west facing elevation is to be removed, with a new dormer window positioned in the rear east facing roof pitch. Within the resultant new roof space, three Velux style roof lights are proposed, two to the front facing roof pitch and one to the rear. No side facing windows are proposed in the to be created gable ends.

To create the gable ends, the existing ridge height of the bungalow will be continued 3.66m towards each side elevation. Conversion of the hipped roof to a gabled design will result in an internal volumetric increase of 28m³.

Also proposed are two small amendments/extensions to the existing bungalow by way of rationalising/improving existing in-situ modest extensions. The existing rear conservatory, which measures 3.79m by 2.6m, is to be replaced with a summer room extension on a similar footprint of 4.1m by 2.6m

To the front of the property, the existing porch, measuring 1.48m x 1.61m, will be replaced with a wider but slimmer entrance porch measuring 1.82m x 1.25m.

3 Gregory Gardens, Farnsfield



Front and rear elevations of 3 Gregory Gardens, Farnsfield.

Conclusion

The proposed development is considered to fall within the stipulations and conditions of permitted development and in particular those of Schedule 2, Part 1, Classes A, B and C.

We are pleased, therefore, to commend this application for Lawful Development Proposed Use to you and we look forward to a receipt of the certificate in due course. In the meantime, should you require any further information or clarification, or wish to discuss any aspect of the Application, please do not hesitate to contact the writer.

The application forms have been lodged via the planning portal ref. PP-12707916.

Yours faithfully

[Redacted signature]

Andrew Pettifor BSc (Hons) AssocRTPI

Planner and Heritage Planner

[Redacted contact information]