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Planning Services
Basildon Centre
St. Martin's Square
Basildon
SS14 1DL

10 April 2024

Dear Sirs,

Re: Application for Alterations to Roof at Majola

This application proposes alterations to the roof at Majola to create additional accommodation within the existing dwelling.

The applicants have recently been fostering a young relative and have been granted a Special Guardianship Order to care for him in the long term. The existing property has only two bedrooms and with the applicant and their daughter using two bedrooms an additional bedroom is required due to the child's age. The conservatory is currently being used as a temporary bedroom but this is not a long term solution. Essex County Council have offered a grant to part fund works to create an additional bedroom at the property.

The proposed works are in keeping with neighbouring properties and will result in only a small increase in the bulk and mass of the existing building. An alternative approach of keeping the existing roof and adding flat roof dormers to each side of the roof might be possible under permitted development however that would result in a design which would be visually unappealing which would result in more harm to the streetscene. A further alternative approach of applying for prior approval to add an additional storey using Class AA of Part 1 of Schedule 2 of the Permitted Development legislation was also considered but this would be a much more expensive option to build and would add considerably to the bulk and mass of the building.

Yours sincerely,



Mike Otter
Director,
GPO Designs Ltd.