

South Gloucestershire Council  
Development Management  
Council Offices,  
Badminton Rd  
Yate  
Bristol  
BS37 5AF



Dear Sir/Madam

15<sup>th</sup> April 2024

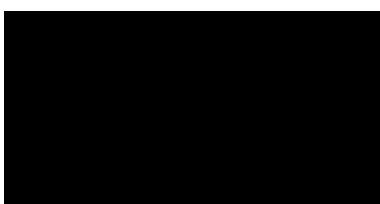
**Loft conversion with new skylights and ground floor window (resubmission of P24/00302/F) – 124 Gloucester Road, Patchway, BS34 5BP.**

This covering letter has been prepared by Three Magnets Planning on behalf of the applicant, Rokform Group Ltd who are seeking permission for a loft conversion with skylights to enlarge the existing commercial building at 124 Gloucester Road, Patchway. The application is a resubmission of P24/00302/F which was recently refused due to the inclusion of a rear dormer. This resubmission has removed the rear dormer and replaced it with velux windows. Accordingly, please find attached:

- Application forms (duly completed);
- Site Location;
- Existing and Proposed Floor Plans;
- Existing and Proposed Site Layout Plans
- Existing and Proposed Elevations;
- Proposed Floor plan (Loft Level);
- Existing and Proposed Alternative Views; and
- The application fee payable to South Gloucestershire Council.

We believe the proposal is relatively straightforward now the dormer has been removed. The proposal is considered acceptable in design terms and does not result in any harmful residential amenity issues.

Yours sincerely,



Paul Jobson

Director