

VINE HOUSE

PLANNING STATEMENT

SOAK

SOAK
7-2-17 Vanguard Court
r/o 36-38 Peckham Rd
London
SE5 8QT

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APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) – INSERTION OF ONE ROOFLIGHT TO THE VINE HOUSE (ANCILLARY OUTBUILDING)

1. SITE AND CONTEXT

This application relates to the Vine House, an existing outbuilding within the residential curtilage of the main dwellinghouse. The Vine House is used for purposes ancillary to the main home (Use Class C3).

2. PLANNING HISTORY

Planning permission reference 222390 was granted for restoration works to the Vine House. This LDC application seeks confirmation that a small amendment to the roof design, comprising the insertion of a single rooflight, is lawful.

3. THE PROPOSAL

The proposal is to insert one fixed triple-glazed rooflight, 1200 x 1200 mm, within the north-facing roof slope of the Vine House.



Photo 1: View of the former window opening, now infilled.

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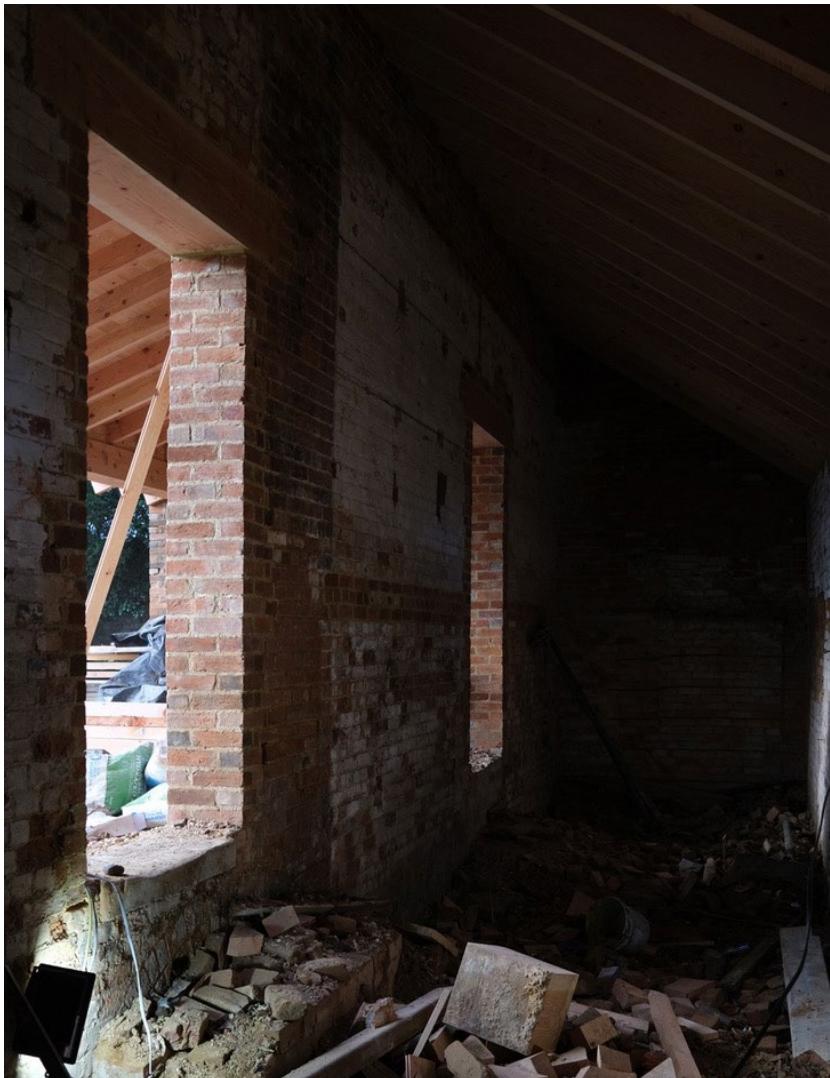


Photo 2: Internal view of the former window location, showing the resultant reduction in natural daylight.

4. BACKGROUND AND REASON FOR THE PROPOSAL

As part of the restoration, the adjoining neighbour at Old Walls requested that an existing historic window facing their property be infilled to improve privacy and avoid overlooking. This window has now been bricked in.

The proposed rooflight provides a modest and discreet means of restoring natural daylight to the Vine House, while maintaining privacy to the neighbouring property. As the rooflight is located on the north-facing roof slope, it does not introduce overlooking towards Old Walls.

5. LAWFULNESS AND PERMITTED DEVELOPMENT ASSESSMENT

The proposed works comprise an alteration to the roof of an outbuilding ancillary to the main dwellinghouse and are considered lawful as permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class B.

The submitted drawings and section detail demonstrate that:

1. The rooflight will not project more than 150 mm above the plane of the roof.
2. The rooflight will not be higher than the highest part of the existing roof and will sit below the ridge line.
3. There is no increase to ridge height or eaves height.
4. The proposal does not create a balcony, veranda, terrace or raised platform.

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6. CONCLUSION

The proposal is a minor alteration that provides replacement daylight following the agreed infilling of a window facing Old Walls, undertaken to protect neighbour privacy. The rooflight meets the relevant permitted development criteria and it is therefore requested that Wokingham Borough Council grants a Lawful Development Certificate for the works described.

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