

Planning statement – 38 Louden Square

Background:

Development for dwellings at the former Bulmershe Campus was granted under permission **F/2014/0875** which included this property.

The main permission for this dwelling is the S73 application **VAR/2015/1484** which altered a number of the dwellings including number 38 to include the addition of a conservatory style element to enlarge the lounge area of the properties.

Unfortunately, the beam supporting the glazed roofing element has failed which has caused a structural issue.

Away from planning, two options are under consideration, one is to simply replace the beam and leave the glazed roof in place if feasible (this would not require planning permission and is not subject to this application).

If this is not feasible an alternative roofing solution will need to be provided, and that is the matter subject to this application and permission is being sought for this possibility. Permitted development were withdrawn under condition 9 of permission **VAR/2015/1484**

The proposal would lead to no additional floorspace, and has no material impact upon the appearance of the dwellinghouse. However, due to the slight alteration of the roof pitch it technically constitutes development despite the very limited increase in volume by change of pitch. In the absence of permitted development rights it has been concluded that pursuing a planning application for this option is prudent.

The development

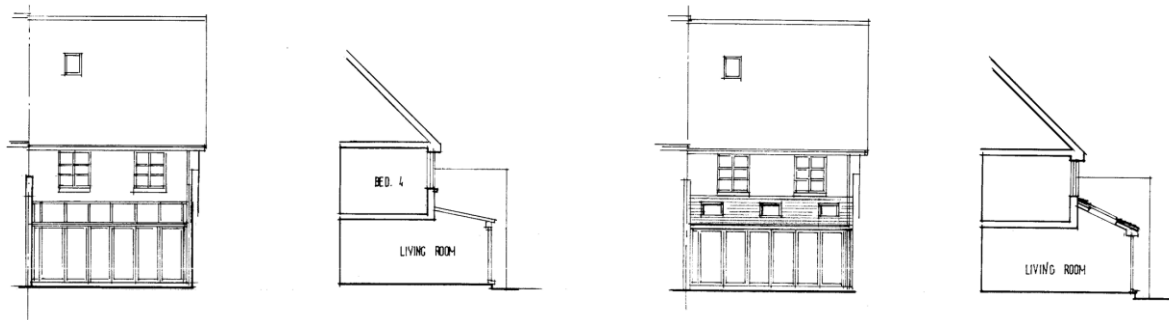
The proposal is located to the rear of the property with limited oblique views from public locations.

Both sides of the conservatory area are flanked by parapet walls which mean that there will be no change to the appearance of the property from the front of the property or either side elevation.

Similarly this means that there would be no change at all in the relationship with neighbouring properties as the development remains contained within these two parapets. The proposal leads to no additional floorspace and no issues or increased proximity to neighbours.

The proposal is very similar in form and scale to the existing conservatory roof. The proposal would replace the glazed section with a tiled/slatted roof with velux windows. This will be of a similar profile to the existing roof but with a slightly steeper pitch as it will

need to accommodate a 15 degree pitch for the slates. The proposed material to be used is Redland Cambrian slate which can be used on a shallow pitch roof.



Limited roofing alterations proposed.



Existing Glazed panels and parapet walls.