

Planning Application 260404 at 24 Delamere Road

To extend a loft conversion by extending the existing roof dormer and to change the roof from sloping hip-end to vertical gable end.

Objection from ACER, The Whitegates Residents Association

This semi-detached property has already been extended significantly but has retained the character of the original property. *The proposed further enlargement would fundamentally alter the appearance due to the roof change from sloping hip end to gable end* and thereby be out of keeping with the established character of the street and the conjoined property of the neighbour, and therefore is unacceptable.

1. It should be noted that the true mass and scale of the property is not apparent on the detailed plans which omit the back of the house or the garden. The ground floor extensions are now at least fifteen metres from the original back wall. Six metres is the accepted standard for semi-detached properties.
2. The adverse visual impact of the design is due to the gable end roof design, and the total absence of any soft landscaping in the front, resulting in a dominant barren unsightly appearance, which is totally at odds with the original appearance of this suburban area.
3. All the properties in Delamere Road were built with sloping hip-end roofs which still form the dominant character of the area.
4. There is clear guidance on retention of hip end roofs on side extensions within the Borough Design Guide on page 57, supported by clear unambiguous diagrams shown below, which state that conversion from hip end to gable end is unacceptable.

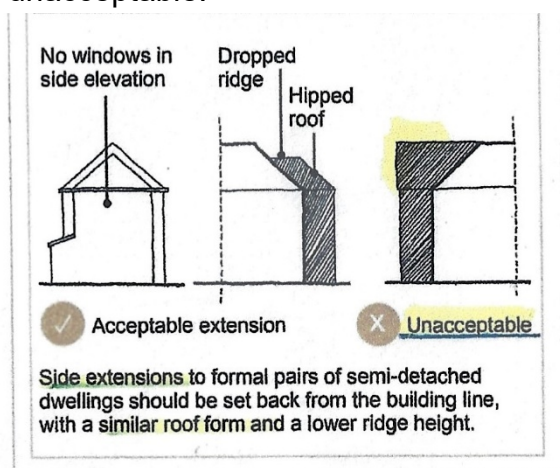


Figure 4.37 (continued): Detailed guidance for assessing con

5. The purpose of the extended dormer is to accommodate a separate bathroom by enlarging a box room with independent entry from the bedroom and the 'study', instead of utilising part of the roomy study as a bathroom.
6. The plan omits any soft landscaping which is required in order to retain the character of the area in compliance with Policy CP3(f) "*The ability of the site*

to support Fauna and Flora” , and Policy TB06 a) iv) “Soft Landscaping Particularly at site boundaries”. We do not want a barren car park devoid of foliage

ACER therefore requests refusal of this application as it does not conform with Policy CP3 which requires development to be “*of an appropriate build form and character to the area*”, due primarily to the gable end roof proposed and lack of soft landscaping in the front garden.

Should it be minded to approve this application, then a landscaping condition should be included in order to comply with the soft landscaping requirements of CP3, TB06 and the Borough Design Guide.