

RRS Designs

Architectural & Planning Services

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23/09/2024

1. The site

The property 7 Hilmanton, Earley, RG6 4HN.

2. The scale & massing of buildings in the area

The surrounding area is characterized by large detached residential houses with ample parking to the front of the properties. The boundaries to the houses are typically high timber fences with or without hedgerow.

3. The proposal

The proposal consists of a loft conversion with a flat roof dormer, a single storey 3.5 meter rear extension and a new porch.

4. History of application process

The initial application process began in March of this year. A permitted development application was submitted as all the proposals meet the permitted development requirements. This application included a garage conversion and was refused due article 3 (Permitted development rights for garages removed). Following discussions with the Planning Officer we then prepared a householder application for the garage conversion and also re-submitted the permitted development application minus the garage for other works which are all permitted.

The Householder application is granted but then to our surprise the permitted development application is refused again, this time due to a Condition 10 meaning all permitted development rights had been removed from a select few properties on the development.

At this stage we contact the planning officer (Cameron Young) who I will note has been very helpful throughout this process. He then explains that a system update was being carried out from a microfiche system which stated that the property had its permitted development rights removed when constructed. This was a shock to both me and the applicants as during the previous application process in which the garage was refused, we weren't made aware. Mr Young then explained to us that the update to the systems had only happened in the last week and so when the original application was refused this condition 10 wasn't known of. I explained how this felt very unjust as if the microfiches were updated a week later the proposal would have been granted.

It was then clear that under a householder some of the proposed development would not be favoured so we then began a back and forth the Mr Young trying to find a proposal which met both the clients, and the local authorities needs.

5. New application

Following further conversations with Mr Young we finally agreed with the proposals attached to this application, the concessions made include:

- A set back on the neighbouring properties side to eliminate loss of light.
- A reduced roof pitch to reduce size and height of proposal.
- The proposal extends 3.5 meters from rear wall.
- The flat roof dormer suits the area more than the proposed 3 pitched roofs.

The new proposal will be submitted under a householder planning application which is required due to the condition 10 attached to the property but please note the whole proposal would meet all permitted development requirements.

Yours Faithfully

Amar Sankhla

Amar Sankhla B.Sc.(Hons)
On behalf of RRS Designs