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Civic Offices
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PO9 2AX

CHARTERED TOWN PLANNER

Tuesday, 19 March 2019

Dear Sir / Madam:

Re: The Barn, Meadow Farm Nursery, Woodgaston Lane, Haying Island

Raise roof of dwelling to provide rooms in roof and 3no dormers

This application seeks to provide a new roof to the existing dwelling in order that 2no bedrooms can be provided within the enlarged roofspace.

The lawfulness of the use of the subject building at Meadow Farm Nursery as a single dwellinghouse and its immediate land for residential purposes, namely garden in associated with the dwelling was established through the grant of a Certificate of Lawfulness on 5 April 2018 under application APP/17/01315.

The subject building was constructed in 1985 and used for agricultural purposes until the conversion works commenced in December 2012 with first occupation as a dwelling commencing in January 2013.

The building is currently a bungalow with 2 bedrooms and the applicants have a growing family and need to provide additional accommodation. The most logical route to achieve this is to raise the roof and provide 2 bedrooms within the enlarged roofspace.

The site is well screened with no immediate neighbours except for the occupation of the nursery dwelling to the south. The habitable rooms within the roofspace will not look towards this dwelling, but instead will face west to provide a view over the nursery.

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DEVELOPMENT CONTROL,

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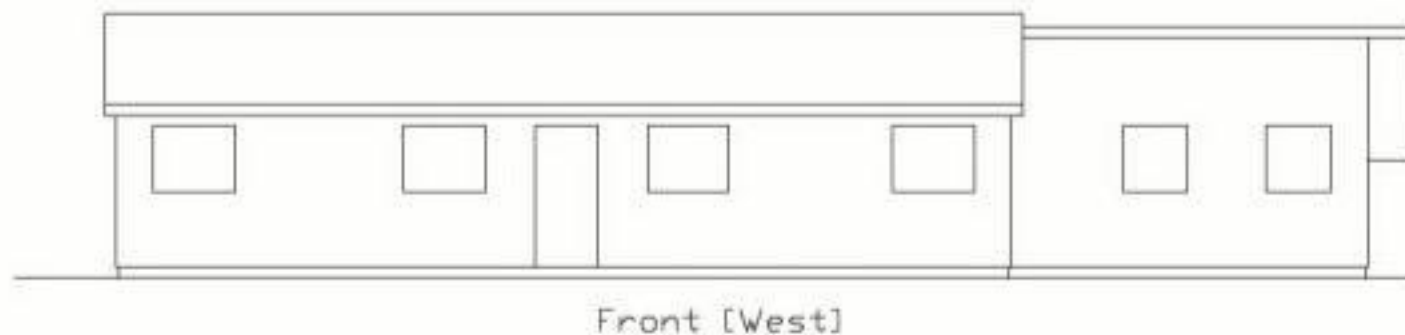
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As explained above, the current building has a very low roof pitch and is somewhat out of character with surrounding development.

The proposal to place a 'normal' pitched roof onto the building and then insert a number of small dormer windows all to accord to the requirement for high design.

The comparison of the existing and proposed front elevations below demonstrates that a high quality design would be achieved lonely with a building of more appropriate proportions.



The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area, other than lead to an improvement in design and appearance.

The surrounding land is already used as garden so there will be no material change in the character or use of the land.

The planning balance indicates that planning permission ought to be granted.

Yours sincerely,



STEPHEN JUPP

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Chartered Town Planner