

Good morning

Please could I add the information below as a comment in relation to the above planning application?

"Since this application was made, the National Planning Policy Framework has been updated. The current document is dated December 2023. There are two key changes that I believe affect this application.

1. Paragraph 70 states that, 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:.....

(b)seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing'....

2. Paragraph 124(e) states that, '[planning policies and decisions should] ...support opportunities to use the airspace above existing residential and commercial premises for new homes'. [*We in the first instance, are aiming to find a solution to a faulty roof, but nevertheless this seems relevant*]. 'In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building..... A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.'

Kind Regards,
Gemma Shore