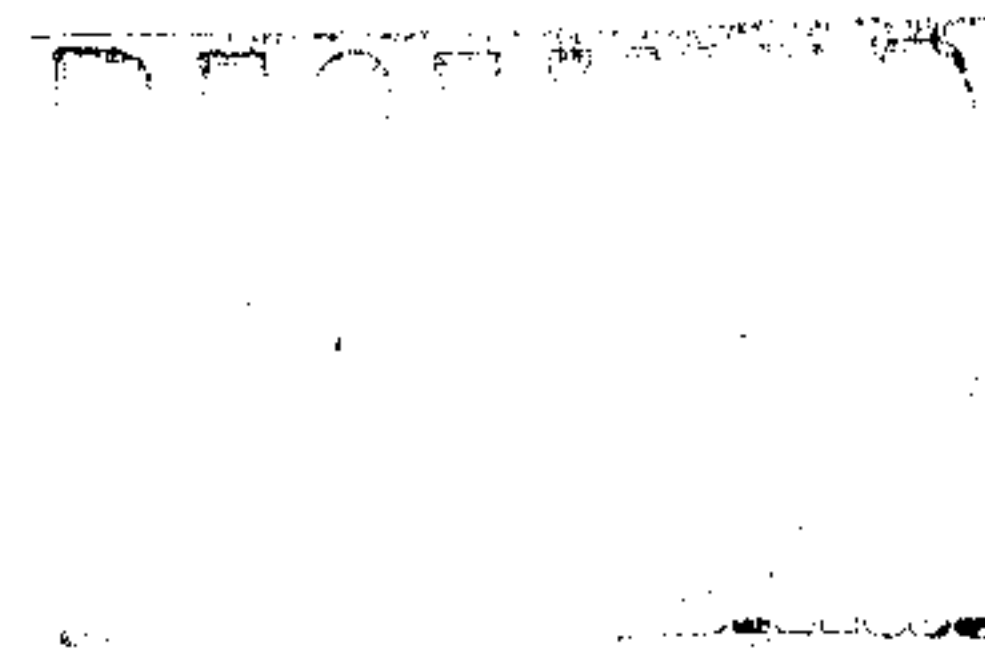


2006/4185/P



DESIGN STATEMENT

1.0 Introduction

1.1 Retrospective planning permission is sought for the retention of the two roof lights located in the front roof elevation of no.27 Fitzjohns Avenue. Planning permission has previously been granted for the conversion of the building into flat accommodation (LPA Ref: 2003/2921/P) however, the roof lights subject to this application were not included within the original scheme.

1.2 The application has been made in response to recent discussions with the Council's Enforcement Officers to regularise the development.

2.0 The Development

2.1 The development comprises two velux roof lights located in the front roof elevation as shown on the attached drawings and photographs.

3.0 Assessment of Proposal

3.1 Relevant planning policies from the Council's Replacement Unitary Development Plan (RUDP) 2006 include;

- Policy B1 - General design principles
- Policy B3 - Alterations and extensions
- Policy B7 - Conservation areas

3.2 In addition to the above, national planning policy guidance contained in PPG15 Planning and the Historic Environment is also relevant.

3.3 Policy B1 deals with general design issues. The roof lights maintain the existing slope of the roof. They do not in anyway materially alter the appearance of the roof or the building as whole. There are several examples of roof lights on other properties within Fitzjohns Avenue and therefore their use on no.27 has not resulted in the introduction of an alien feature and there will be no harm to the appearance of the streetscene.

3.4 Impact upon the Conservation Area by the development is assessed against whether the development preserves or enhances the character and appearance of the Conservation Area. Given the minor scale of development, the position of the windows, the other examples of similar more prominent development within the streetscene, the

development preserves the character and appearance of the Conservation Area in compliance with Policy B7 and the requirements of PPG15.

4.0 Summary

- 4.1 This is an application for retrospective planning permission for the retention of two roof lights. The design and location of the roof lights does not materially change the external appearance of the building to that which was previously granted planning permission. Furthermore, given the nature of the development it does not harm the character of appearance of the Conservation Area. In respect of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development complies with the requirements of development plan policy and should therefore be granted planning permission.