



Proposals

The application relates to refurbishment of the existing top floor flat in No. 66 Priory Road to improve the standard of accommodation.

Following pre-application advice (2015/5018/PRE of 25 September 2015 and 2016/3417/PRE of 31 August 2016) proposals are confined to the insertion of five rooflights and one additional window, all as shown on the application drawings.

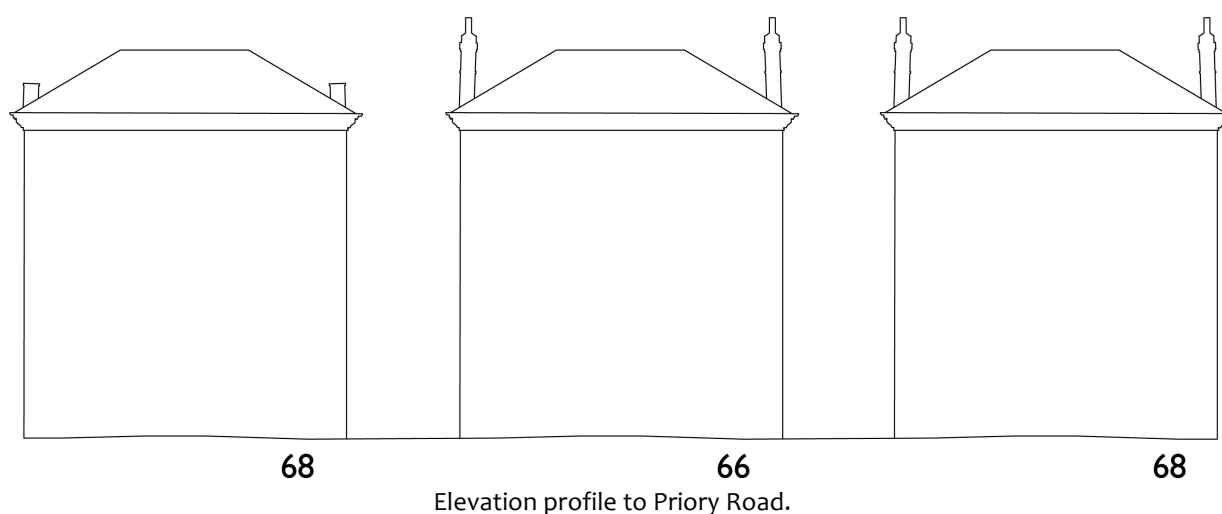
Rooflight 3 and the additional window both provide daylighting to the proposed en-suite bathroom: these are alternatives and only one will actually be installed.

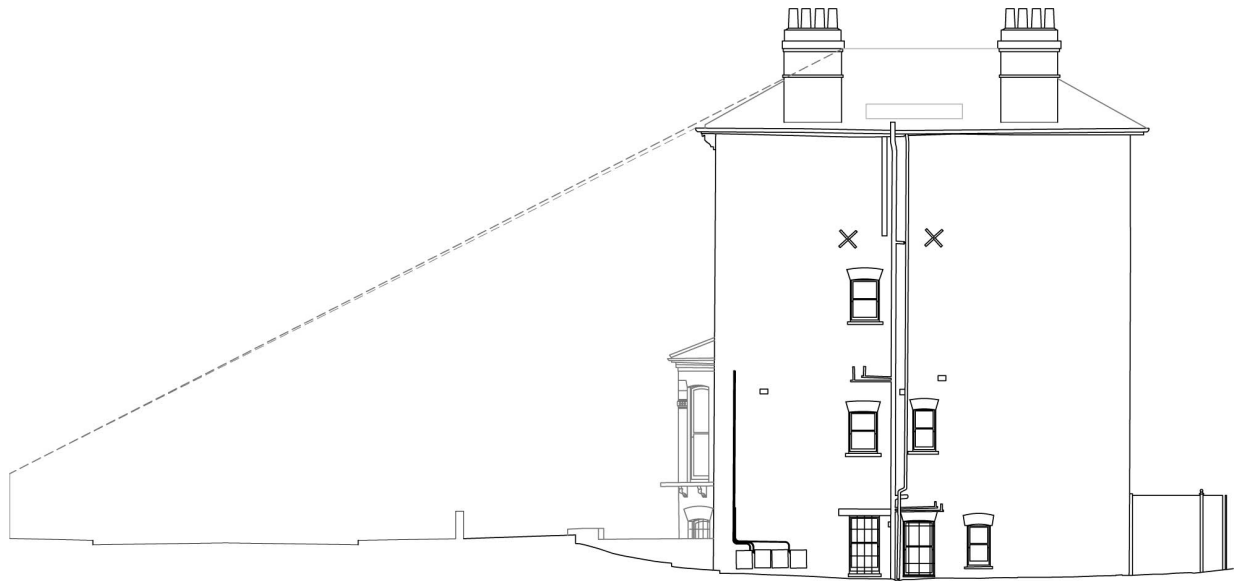
Context

The height of the building and its roof pitch are such that the surface of the roof is not visible from within about 20m of the building. The distance from the building to the back of the opposite footpath is such that the front roof pitch is not visible from the street, as shown on the section and photograph overleaf, while views of the side roof pitches from distances greater than 20m are obscured by the proximity of neighbouring buildings, as also shown on the street profile below.

Due to these factors, the insertion of rooflights which do not project above the plane of the existing roof finish will have no impact on the appearance or character of the building or the wider Conservation Area.

The proposed additional window is on the side recessed elevation, aligned with and detailed to match those below.





Section across Priory Road showing roof sightlines, eyeline height 1.75m.



Photograph taken from back of opposite footpath, camera height 1.75 m.

Amenity

The proposals achieve a considerable improvement in the amenities of the occupants of the top floor flat, particularly in terms of space and light, without placing additional burden on local amenity, notably parking requirements.

Works include improvements and upgrade to the internal common parts and to the exterior of the building, to the benefit of fellow occupants and the area.

Daylight and sunlight

The rooflights have no effect on the profile of the building and hence no effect on access to sunlight or daylight of neighbouring windows or external space.

Privacy

The proposed new window in the side return elevation would have an outlook which may include windows in the flank wall of neighbouring no.68 and is therefore proposed with obscured glazing and limited opening (acceptable as this is a bathroom window).

Summary

The proposal would achieve a significant enhancement of the existing top floor flat, with ancillary improvements to the common parts and exterior of the building, while causing no harm to the character and appearance of the Conservation Area.