

DESIGN STATEMENT

Main issues for consideration:

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Assessment of proposals

1. Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality of the Conservation Area.

The existing house has two velux rooflights set flush with the roof tiles. These are 25-30 years old and have failed in terms of thermal performance and provision of weatherproofing. It is proposed to replace the existing rooflights like for like and insert two additional rooflights. The new rooflights will be set flush and colour matched to the roof tiles.

2. Whether harm would be caused to the living conditions of neighbouring residents and future occupiers

The rooflights are on the second floor and overlooking / loss of privacy is not anticipated to be an issue.

3. Conclusion

The proposed replacement of the existing and the addition of two rooflights to the rear elevation would have an acceptable impact on the character and appearance of the application site, the street scene and the locality of the Conservation Area. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.

This application is therefore recommended for APPROVAL.

