

21st May 2023

1A Rathcoole Avenue part retrospective planning application

1. This application relates to an existing dwelling house which underwent unauthorized alterations. The applicant obtained planning permission (ref. HGY/2015/3098) for 'Erection of roof extension of the existing dwelling house to form an additional set back storey with a new bedroom and a roof terrace' on 21 March 2016. The applicant has insufficient evidence to support his claim that the construction was started within 3 years from the date when planning permission was issued. In addition, alterations to the dwelling house have not been carried out in full compliance with the approved drawings (render used for elevation treatment instead of brick and cladding, changes to fenestration in the extended part)
2. On the 15th February 2023 the applicant was served an Enforcement Notice, stating the following breach: 'Without planning permission, the erection of a roof extension to form an additional set back storey, associated roof terrace and installation of render to the front elevation of the property'.
3. Subsequently, a potential solution to this issue was discussed with the enforcement officer, Russel Quick. It was concluded that a part retrospective planning application was needed, seeking a retrospective planning approval for a roof extension and a terrace, with proposed changes to elevations to make the overall appearance of the building acceptable from a planning view. The advice from the planning officer was that the current blocky appearance of the property would not be acceptable. The roof extension would need to be made to look like part of the roof, visually different from the original two storey building. It was also concluded that a reinstatement of brick treatment to the lower part of the building would be recommended.
4. The applicant would like to use slim layer elevation materials that achieve realistic look of brick and slate, such as acrylic brick slips and bitumen slates. These can be fixed to the existing wall with a suitable adhesive. The coping stone projection seen around the terrace would be continued along the side wall to accentuate the transition from brick to slate treatment. This way, the overall thickness of the additional elevation treatment would be approximately 2cm or less. On the other hand, stripping out of the existing render is likely going to damage the existing brick fabric of the wall and result in a much more complex process.
5. The application consists of the following documents:
 1. Location plan
 2. Block plan
 3. Plans and elevations as existing before 2016
 4. Plans and elevations as approved 2017
 5. Plans and elevations as existing 2023
 6. Plans and elevations as proposed
 7. Existing view of the property and indicative view of the property as proposed (see below)
 8. Proposed materials (see below)
6. Please contact the agent, Mateusz Ley, for further information, m.07875243456, mateusz.ley@gmail.com



Existing street view



Proposed indicative street view

Proposed materials selection

Acrylic brick slips

<https://ewistore.co.uk/shop/external-wall-insulation/elastolith-brick-slips-corsica/> or similar



Bitumen roof shingles:

<https://www.wickes.co.uk/Onduline-Grey-Roof-Shingles> or similar

