1 Manor Farmyard
Urchfont
Devizes
Wiltshire
SN10 4BA

20 December 2023

Development Management
Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

Dear Sir/Madam

1 Manor Farmyard, Urchfont, SN10 4BA

This is a brief statement in support of the planning application submitted today for the installation of 4 Velux roof lights in the west-facing pitched roof of this residential property.

Ordinarily, a minor alteration of this nature would not require specific planning permission because it usually constitutes permitted development under the General Permitted Development Order. However, when planning permission was originally granted for the development of Manor Farmyard, all permitted development rights were removed via a condition of the original planning permission. My presumption is that this was not done in order to prevent further minor alterations, but rather to ensure that any future alterations would be of an appropriate high standard and would not compromise the qualities of the development as a whole.

In order to harmonise with the character and qualities of the conservation area in which the development is located, the individual houses were designed to reflect, in various ways, some of the characteristics of the former farmyard barns and other buildings that existed on the site previously.

Looking at the frontage of the Manor Farmyard development on to the conservation area as a whole, the development has been very successfully integrated into the street scene, with no. 2 and no. 20 Manor Farmyard both reflecting very traditional characteristics and materials, whereas No. 1, is a much more contemporary re-interpretation of the traditional barn form and style. This is clear in the photograph below.



Whereas nos. 2 and 20 have good first floor level fenestration, the design of no.1 has been somewhat compromised by having only a single dormer window (serving bedroom 2) and 2 extremely small windows serving a corridor leading to bedroom 4. This has left the main bedroom with no west-facing windows and its principal (east-facing)windows set low in the room with a window head height of only 1100mm above floor level, further restricting the natural light to this room. In addition, none of the three bathrooms have any natural light or ventilation at all.

The lack of natural light and ventilation is obviously not ideal environmentally, with excess energy having to be consumed for artificial light and ventilation. In order to remedy these design deficiencies, but without compromising the design ethos of the original concept, it is proposed to instal four small (55mm x 78mm) Velux rooflights in the west-facing pitched roof. The rooflights will be triple-glazed so as not to compromise thermal efficiency and will be finished externally in powder-coated grey aluminium. The clear- glazing windows will have black-out blinds fitted, which will eliminate light spill at night.

Rooflights are a common feature of barn conversions and are a good way of ensuring reasonable quality daylight at upper floor levels in situations where normal fenestration is not possible and where a discrete and unobtrusive appearance is required.

The installation of the proposed rooflights will improve the quality and sustainability of the living accommodation without harming the quality of the architectural design of the building. Most importantly, the modest scale and carefully considered design will ensure that there will be no adverse impact on the special character and appearance of this locally much cherished conservation area.

Yours faithfully

Keith Hills

NB As this application is only required as a result of a condition removing normal GPDO rights, no fee is payable.