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OVERVIEW

The proposal seeks to install four conservation-style rooflights, each with integrated blinds, within the dwelling's existing roof slope in accordance with **Class C of the General Permitted Development Order**. The works to the first floor remain domestic in character and are designed to complement the existing dwelling, the street scene and the surrounding area.

RELEVANT POLICY**GENERAL PERMITTED DEVELOPMENT RIGHTS**

Class C – Other alterations to the roof, whereby:

- *'Any alteration to the project no more than 150 millimetres from the existing roof plane.*
- *No alteration to be higher than the highest part of the roof.'*

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section (S)

- S2 Achieving sustainable development.
- S4 Decision Making.
- S12 Achieving well-designed places.
- S16 Conserving and enhancing the historic environment.

Paragraph 135 of the National Planning Policy Framework also states:

- *'(T)hat developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- *(T)hat developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'*
- *(T)hat developments must be sympathetic to local character and history, including the surrounding built environment.'*

Wiltshire Core Strategy (Adopted 2015)

CP41 – Sustainable Construction and Low Carbon Energy

CP45 – Meeting Wiltshire's Housing Needs

CP57 – Ensuring High-Quality Design and Place Shaping

SUMMARY

The proposal involves installing four conservation-style rooflights within the dwelling's existing roof slope. The works fall under Class C of the General Permitted Development Order, which relates to alterations to the roof of a dwellinghouse.

The rooflights are designed to sit as flush with the existing roof covering as possible, and not to exceed a 150mm projection. The development remains domestic in nature, has no impact on the overall roof height, and preserves the visual integrity of both the dwelling and the wider street scene.

Furthermore, the proposed addition of fitted blinds to the roof windows would mitigate light pollution and preserve the quality of the protected dark skies. Given the inclusion of the rooflights into the principal elevation, these are also proposed for privacy reasons.

As a result, by virtue of the location and relationship with the surrounding buildings, the scale and design of the application would not significantly impact on the street scene or the surrounding area, this would result in the proposed development conserving and enhancing the local and historic character.