



Bourne Valley Associates Ltd

Planning Statement

**To support a certificate of proposed
lawful use for a loft conversion
& Velux windows**

At

**8 Avro Close, Whistledown View.
Upavon, Wiltshire SN9 6FF**

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Issue 1

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1. Introduction

This Statement accompanies and supports an application for a certificate of proposed lawful use made to Wiltshire Council. The application relates to a loft conversion, incorporating Velux windows at 8 Avro Close. The application is submitted by Bourne Valley Associates, acting as agent on behalf of the Mr & Mrs Nash, who are the owners and occupiers of the property.

The concept of the proposal is for a loft conversion, Velux windows to update the property for the family's needs.

The legislation we believe to apply here is the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), under Schedule 2 Part 1 Class C.

2. Site Context

2.1. The Character of the Area

The application site lies within the Upavon village but outside any Conservation Areas/AONB. The site is within an edge of the village location.

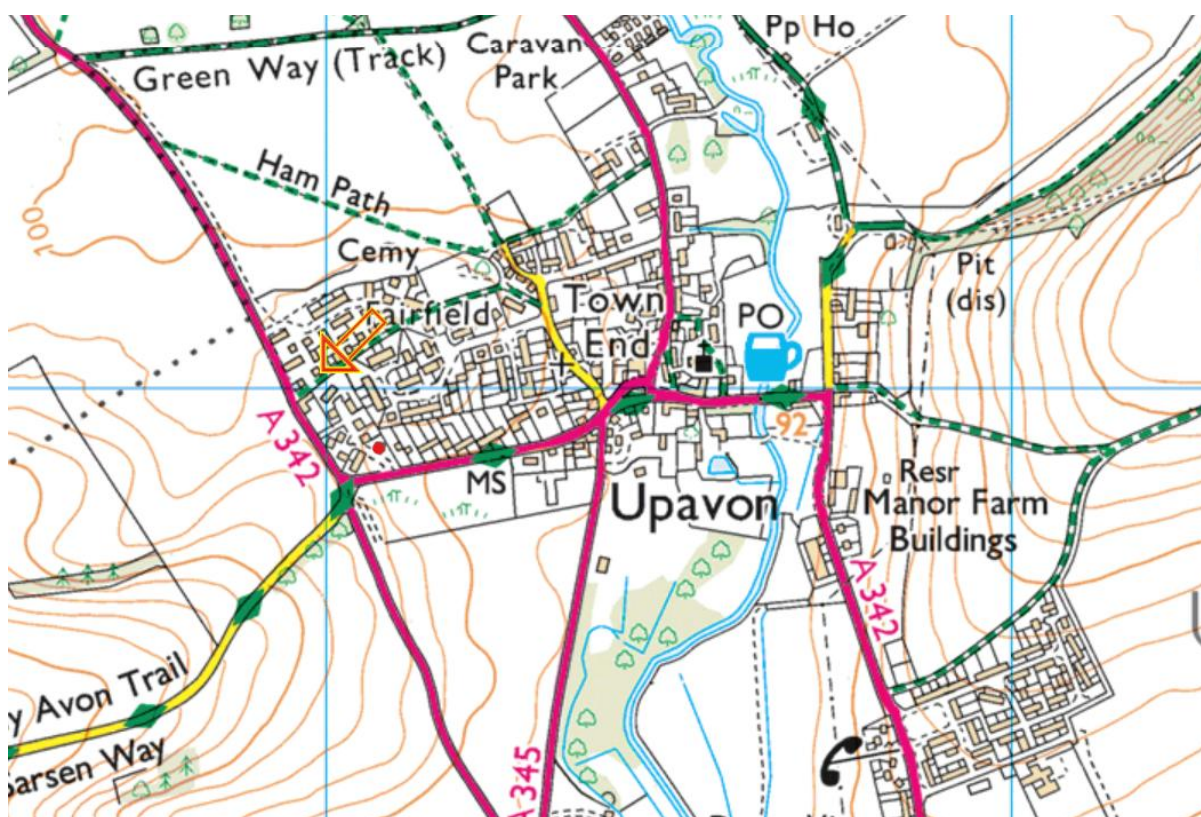


Figure 1 - Location Map

The arrow in Figure 1 shows the application site, but the location plan for the proposal is formally submitted as Drawing 05680-00-A, Sheet 01.



The curtilage of no. 8 is visible in Figure 2, the semi-detached dwelling, is shown by the red tag within the below aerial photograph. As the aerial photograph suggests views would be unlikely from outside of the site due to the surrounding built form.



Figure 2 - Aerial Photograph

2.2. Planning History

19/02839/REM - Approval of the Scale, Appearance, Layout and Landscaping for the 'Change of use from existing agricultural land, including former chicken farm, demolition of existing bungalow and outline permission for the erection of up to 45 dwellings, landscaping, access and associated works' pursuant to 14/04237/OUT as varied by 18/07227/VAR.

18/07227/VAR Variation of conditions 2, 5, 14 of Outline Permission 14/04237/OUT to allow for insertion of layout plan as a reserved matter and to exclude the works of demolition as a trigger for the commencement of the development. Removal of condition 15 due to the discontinuation of the Code for Sustainable Homes

14/04237/OUT - Change of use from existing agricultural land, including former chicken farm, demolition of existing bungalow and outline permission for the erection of up to 45 dwellings, landscaping, access and associated works

There are no conditions associated with these planning permissions which removed permitted development rights for no.8 Avro Close.



2.3. The Existing Property and Need For The Development

The property is a semi-detached two storey dwelling, within the edge of village location. The property is constructed of brick, with tiled roof, and with upvc windows.

The loft conversion proposes a Velux window to the front and two to the rear roof slope.



Figure 3 - Front Elevation of no.8



Figure 4 - Rear Elevation of no. 8



3. Design

3.1. Development Concept and Layout

It is proposed that under Class C Part 1, Schedule 2 of the GPDO, the dwelling will have a loft conversion, with Velux windows. It will fulfil the family's needs and is ideal in terms of an appropriate design and scale. The works will be undertaken with materials to match the main dwelling. Greater detail showing the proposal can be found in the Existing and Proposed Plans submitted with this application reference 05680-01-A, Sheet 01 and 02. The works will be undertaken with materials that match those of the present property.



Figure 5 - Clip of the Location Plan



Figure 6 - Clip of the Floor Plan/Elevations



4. Permitted Development Rights

While our Planning Statements would normally review whether development accords with planning policy at both national and local level, such a review is not appropriate for a Lawful Development Certificate. In looking at the planning history there have not been any conditions placed on the dwellings original consent which removed permitted development rights.

For the proposed loft conversion we simply focus on a review of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 1, Class C;

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); **N/A the proposal complies**
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; **The proposal complies**
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or **The proposal complies**
- (d) it would consist of or include—
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or **N/A the proposal complies**
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) **N/A the proposal complies**

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. **N/A the proposal complies**

We believe that the proposals for the roof conversion fits within all the permitted development parameters of Class C.

5. Conclusion

This proposal seeks to provide an improved standard of modern family living. It seeks to enhance the building without harming its existing character.

We believe that this proposal accords with the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2, Part 1 Class C.

We look forward to receiving confirmation that the proposals are lawful, and planning permission is not required for this residential permitted development which would have social and economic advantages without any environmental disadvantages.