

Covering Letter – Re-Application for Expired Planning Permission

Planning Reference (Expired): PL/2022/08518

Property: 489 Semington Road, SN12 6DR

Proposal: Re-Application for Approved First-Floor Rear Extension (Including Area Above Rear Annex)

Original Proposal Statement

The proposal is for a first-floor extension above part of the existing single-storey rear extension. The extension aligns with the rear elevation of the neighbouring two-storey dwelling at 488 Semington Road. There are no overlooking or overshadowing impacts. External walls will be rendered, and the roof finished in Spanish slates to match the existing dwelling. The proposal accords with the Development Plan and raises no amenity concerns.

1. Introduction

This statement supports a re-application for planning permission following the expiry of consent PL/2022/08518. The proposal is identical to the previously approved first-floor rear extension at 489 Semington Road, with no changes to the external or internal layout.

2. Summary of the Previously Approved Development

The expired permission granted consent for a first-floor extension to the rear of the main dwelling. The approved scheme established:

- A fixed footprint and external envelope
- Defined height, massing, and roof form
- Out-facing first-floor windows overlooking the rear garden

All aspects of scale, location, and appearance remain unchanged in this re-application.

3. Nature of the Current Proposal

This re-application seeks approval for the same development previously permitted. No amendments have been made to the internal layout or external form.

3.1 External envelope

- Footprint, height, roof form, and massing remain identical to the approved scheme.
- The extension remains in the same position.
- External appearance and materials remain unchanged.

3.2 Internal layout

- The internal layout is unchanged from the previously approved drawings.
- No new internal alterations are proposed.

3.3 Windows and openings

- All windows remain as previously approved.
- No new openings are proposed.
- No overlooking or privacy impacts arise.

3.4 Roof works

- A high-quality roof replacement will be installed across the main house and extension, using matching Spanish slates.
- This improves durability and weather protection without altering the approved design.

4. Planning Considerations

4.1 Consistency with previously approved scheme

The proposal maintains the same external and internal form, massing, and layout as the expired permission.

4.2 Neighbouring and wider impacts

- No changes to height, massing, or boundary relationships.
- No new windows or openings.
- No change to overlooking or privacy.
- Materials match the existing dwelling, ensuring visual continuity.

4.3 Parking

- No change to the number of bedrooms or parking demand.
- Parking provision remains identical to the previously approved scheme.

4.4 No new planning issues

The proposal introduces no new impacts beyond those already assessed and accepted under the original permission.

4.5 Reduced determination proposal

As this submission replicates the previously approved (though now expired) scheme and given that no material changes in policy or site circumstances have arisen since that approval, I respectfully request that the application be considered under a reduced determination period once the statutory consultation period has concluded.

5. Conclusion

The proposal:

- Maintains the same external size, shape, height, and position
- Retains the same internal layout
- Introduces no new windows or openings
- Creates no additional overlooking or privacy issues
- Enhances long-term durability through a high-quality roof finish
- Remains fully consistent with the previously approved development

The applicant respectfully requests that the Local Planning Authority grants planning permission for this re-application.

Supporting Information:

0 Covering Letter – for Re Application of PL-2022-08518

1 Location and Block Plan PL-2022-08518

2 Plans and Elevations PL-2022-08518

3 Decision Notice PL-2022-08518

4 Officer Delegated Report PL-2022-08518

5 Application Form