

Proposed Floor Plan

Note that the proposed floor plan and existing floor plan are the same. The footprint will be exactly the same, only the roof will change.

The proposal involves the removal of an existing pitched conservatory roof and the installation of a replacement flat roof featuring a central glass lantern. The footprint of the structure remains unchanged at approximately 6.4m x 3.4m. No new access, street layouts, or hard-standings are proposed. The total height of the new flat roof and lantern will not exceed the height of the highest part of the existing pitched roof.

The structure is currently used as a residential conservatory/garden room ancillary to the main C3 dwellinghouse. The proposed roof replacement will not change this use. While historical drawings may have occasionally labeled the structure as a "carport," its actual functional use has been residential for 15 years. This is evidenced by attached screenshots from Google Streetview dating back to 2011, where there is clearly a conservatory installed which has not changed since.

This proposal would allow the current owners to replace the roof with something that is easier to clean, has better thermal properties, and is less overlooked by the neighbours, without changing the overall footprint - in fact, the volume of the roof would reduce and not exceed the existing height.

