
SUPPORTING STATEMENT

1.00 Introduction

The Supporting Statement has been prepared in support of the proposed retention of a dormer window at Plot 8, St Dunstans, Lilliesleaf.

This relates to a property which was originally approved as a multi property development under planning reference 05/01796/FUL + the subsequent approval 22/01358/FUL required due to the enforced re-positioning of the property.

2.00 Report Structure

The report consists of a survey, including reference information relating to the current/proposed structure, to highlight why the dormer window should be retained + the minimal impact this has on neighbouring amenity compared to the approved rooflight (22/01358/FUL)

3.00 Background + Context

3.01 – Location



Fig 1: site locality

The property is located at No 8 St Dunstans, Lilliesleaf, constructed in 2022/23 as part of the overall 8 property new build development of St Dunstans. Forming part of phase 1 of the development.

3.02 Context – Site History

As noted the property was approved under the 2006 approval, subsequently a section of land associated with Plot 8 was sold off by the previous developer to the adjoining steading re-development project (units 9+10). at this time the original applicant altered the boundary line between Unit 9 + Plot 8, with unit 9 absorbing land previously associated with Plot 8 for additional garden ground.

The remaining site was cleared + sat vacant for a number of years until the current developers purchased the remaining land (apart from Plot 6) + are in the phased process of building out the development as originally approved.

The alteration to the boundary line was not noted at the time of the purchase + only picked up at the time of setting the properties out. Due to the site being restricted on the remaining 3 sides, by the adoptable road + Plot 6 the properties were rotated slightly on the site footprint, focusing carefully that they moved further away from Unit 9 (steading) whilst still leaving the required service zone unaltered + achieving ample parking for each property.



Fig 2: illustrating post 2005 approval variations+ additions Fig 3: original relationship of dormer to neighbouring property

As part of the rotation the building moved further away from Unit 9 (9.1m as proposed to the original 6.1m). This results in the now boundary fence line being relative to that originally approved, retaining the fence height + form along with the overall privacy to Unit 9 + 10.

Since the original 2005 approval, Unit 9 has been extended with approval twice which now covers the nearest windows/doors at ground floor level. The re-positioned Unit 8 has been positioned in a way that the dormers on Plot 8 + Unit 9 sit comparable with the original 2005 approval ensuring they are not directly in line with one-another.

Following discussion with the planning department a further planning application was submitted to cover the re-configured position + as part of this one dormer was approved + with the other (serving the master bedroom) being changed to a large rooflight (planning approval 22/01358/FUL).

4.00 Design Impact

4.01 Alterations

Our clients were in the process of purchasing Plot 8 when the planning approval was granted, which did not allow them the full capacity to take in the impact the change would make to their master bedroom + the valuable internal space. They have since assessed this, with the understood pressure to carry out the remedial works of removing the dormer + form the rooflight, they have made the decision that they would request that the previous approval is reconsidered by the Planning Department with the attached submission.

The significant difference to normal applications is the proposals can be fully assessed in-situ, allowing a real time assessment of the impact it has on neighbouring windows as well as amenity space.

We understand from the previous approval that the only question is if the window would create a greater impact on amenity to the adjoining properties garden ground + their privacy.

We feel that to give full clarity we have to assess both the current (proposed) situation as well as the planning approved situation + assess the differences between both, ultimately to show that the difference between the 2 is negligible.

4.02 Proposed Dormer:

The below floor plan excerpt highlights the range of horizontal vision form the dormer, we have allowed for this to be taken directly central to the dormer, though the middle section will be obscured by the meeting styles of the window frame, this impact will adversely affect vision no matter which position is taken from the internal.

It is notable that the field of vision though slightly further forward than the rooflight is significantly reduced due to the narrow aperture of the dormer structure, it is notable that due to the opening style of the windows the field of vision is further impaired if the windows are opened.

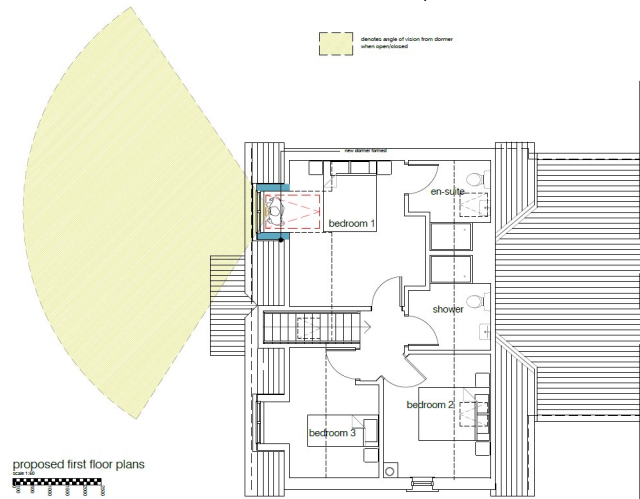


Fig 4: proposed dormer horizontal line of vision

4.03 Approved Rooflight:

As per the Planning Approval, the option to install a single large rooflight has a significantly greater horizontal field of vision compared to that of the proposed dormer, the below excerpt shows the filed of vision form the closed rooflight (red) + when open (blue), though the standing position is slightly further back in the room the field of vision is far greater than that of the dormer, as the rooflight is not impaired by the vertical sides of the dormer.

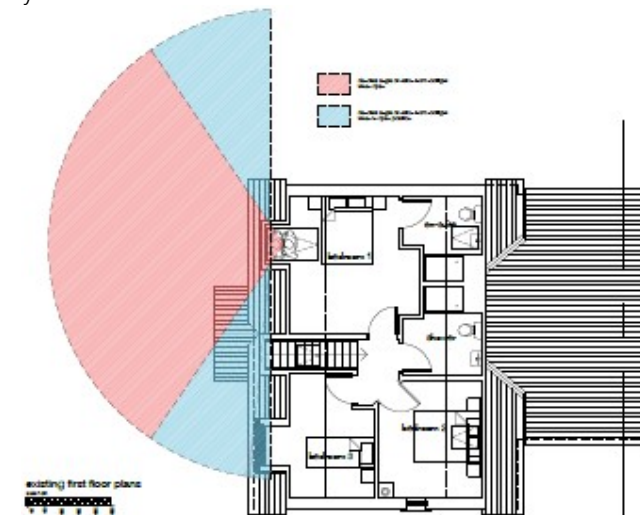


Fig 5: approved rooflight horizontal field of vision

4.04 Vertical angle of vision assesment:

As previously noted the horizontal field of vision between the 2 alternatives is significantly different, the same cannot be said for the field of vision on the vertical emphasis, we illustrated the locaiton of the rooflight in relation to the boundary fence in this instance, due the land behind (unit 9) being unsurveyed. Due to the aforementioned additional extensions/stuctures added to + around Unit 9 since it was converted the view lines may be distorted further past the fence line.

As shown the cill height is similar to both options with the viewing positon of the closed rooflight positioned slightly further back than that of the dormer window, the result of this is a dormer has a clear angle of vision of 40 degrees, which is restricted by the height of the fence to the neighbouring property. The rooflight in turn has a restricted angle when closed of 32 degrees + 41 degrees when open.

The angle shows that in a closed position the dormer does have a greater field of vision but this is fouled by the 1.8m high party fence, the rooflight in turn loses depth of vision in the closed position but gives clear vision, in both open + closed position over the fence to the garden ground/amenity space in question at all times.

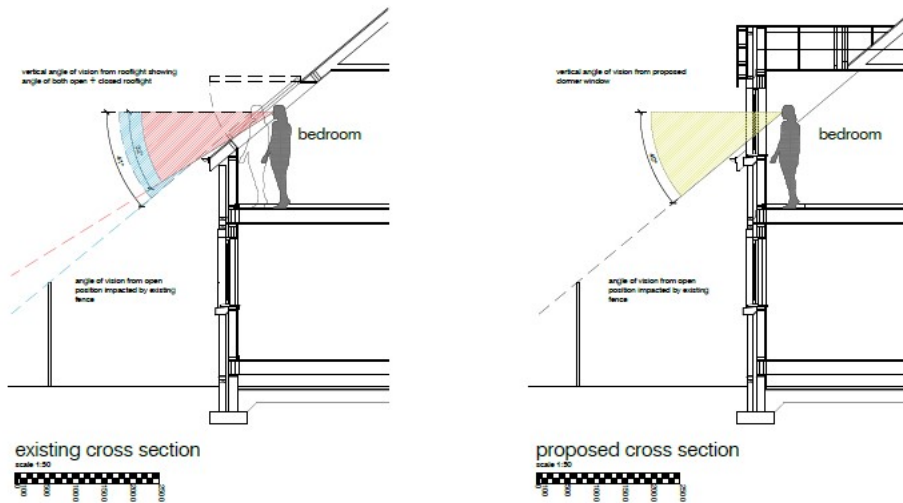


Fig 6: vertical field of vision assesment

5.00 Case Studies

5.03 Alterations

It is notable that the overall development if St Dunstans is compact + it should be clear that the Planning guidance + standards of the original 2006 application should be considered in relation to the overall development as a whole.

With this in mind the newly built Plot 6 property which was re-positioned under its own revised approval, this altered the overlooking potential from the original house type, but because of its elevated nature still has comparable potential to overlook from the 1st floor window + balcony, over unit 9 + its amenity space, than is possible from the dormer window of unit 8.



Fig 7: plot 6 original + final approved positioning.

6.00 Conclusion

We have analysed the overall impacts the proposals (retention of dormer window) will have on both the setting, amenity + privacy of the adjoining properties, as opposed to that of the currently approved rooflight.

It is clear that both options have an element of overlooking to the neighbouring property, though as previously stated this has to be benchmarked against the original 05/01796/FUL approval, it is clear that this was always the case based on this approval, with a material benefit that the building has now been moved further from the steading (units 9 + 10) this is a no-different situation.

The overall question is, does the addition of the dormer instead of rooflight constitute a significant impact on the neighbouring property. We feel in the previous assessment it shows clearly that the impact of one against the other is similar with the visibility from the approved rooflight in horizontal aspect actually greater than that of the dormer.

We feel that though the current approval reference 22/01358/FUL was thorough + looked to reach a compromise, that the overall wider impact of visibility was assumed to be a greater difference, the attached information clarifies that this is not the case + that in fact the dormer window provides a reduced field of vision + thus less issue of overlooking.

The additional benefit that the dormer window ceiling area provides to Plot 8's master bedroom is significant in usability + flow within the property, the nature of the coombed ceilings internally on their own within the bedroom restricts the flow that the ceiling provides. Due to the usage of the bedroom the nature of the window is different to that of a main living accommodation space in that it provides natural light + space but not an area that inhabitants will be prone to standing at or spending a large amount of time at.

On full assessment we feel that the additional information highlighting the reduced impact the dormer has opposed to the rooflight on privacy along with the associated benefits the retention of this has provides an opportunity to re-assess with new evidence + allow the approval of the retention of the rooflight to Plot 8.

7.00 Supporting Information

Please refer to all drawings associated with the application.