



Mr J Margaglione,
123 Slaithwaite Road,
Meltham.
HD9 5PW

Ref: Proposed pitched roof addition to approved flat roofed outbuilding

This statement is prepared in support of the proposed householder planning application submitted for the above scheme.

The applicant has recently purchased the property and embarked on a series of updates and enhancements which have included a front porch (Approval No. 2016/ 90536) and a rear extension and outbuilding (Approval No. 2016/ 90535).

The outbuilding, which is currently in build (at wall plate height) was approved with a flat roof in line with Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2, part 1 (Class E) but the aspiration is to add a simple duopitch roof to harmonize with the host property and improve its appearance.

Advice has been sought from the LPA by both the applicant and agent and reassurances provided regarding the legality of the yet to be completed outbuilding in terms of Permitted Development guidance but all parties believe that the proposed addition - adding 750mm at ridge height - will only have a positive impact on the immediate environment.



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