

Proposed raised ridge at Latham Lane

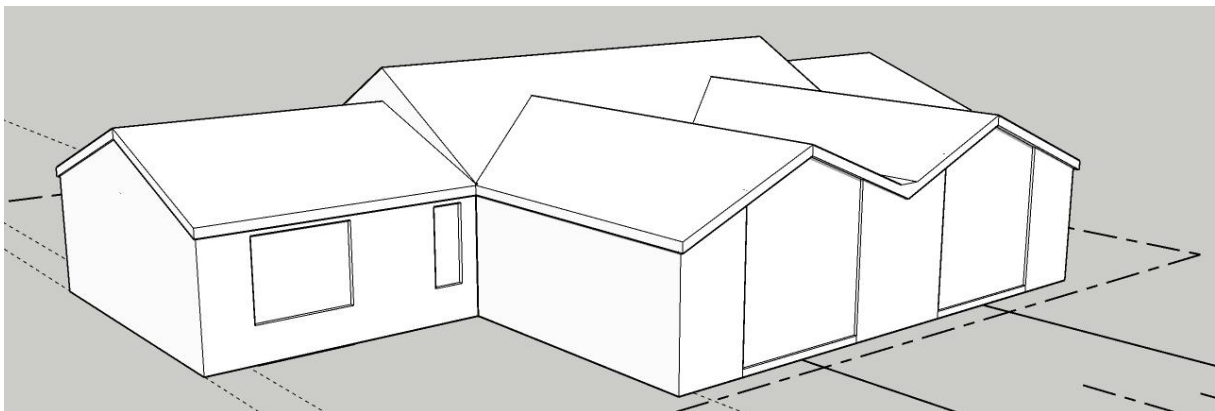
Background:

201 Latham Lane is a compact bungalow located in the Green belt. In an effort to increase the footprint a suite of Planning Applications were made in the Summer of 2020 using the property's Permitted Development Rights to extend on each elevation. These were initially intended to create a fallback position and to generate volume with the ultimate aim of a replacement dwelling.

Whilst the proposals were being determined a separate application for the use of the site for horticultural purposes was refused on appeal and with it the applicant's faith in the Planning system leading to the decision to simply realize the extension approvals as granted.

Class A of the GDPO 2015 imposes strict guidance which must be followed to comply. One of these relates to the maximum height of any proposed extension which is limited to the maximum height of the existing property or 4m, whichever is the lower.

Since the existing ridge at 201 Latham Lane is above 4m in height, the composite scheme approved consists of two lower side extensions flanking the taller original property. The sketch below illustrates the stepped roof line whilst also showing the single storey rear extension approved under app no. 2020/HHPD/91581/E



Arrangement as approved

Although the implications to the roofscape were discussed and images produced to illustrate the arrangement, it is only whilst works have progressed on site that both the visual impact and the buildability issues have become clear and the applicant has decided to apply for permission to lift the roof.

Proposals:

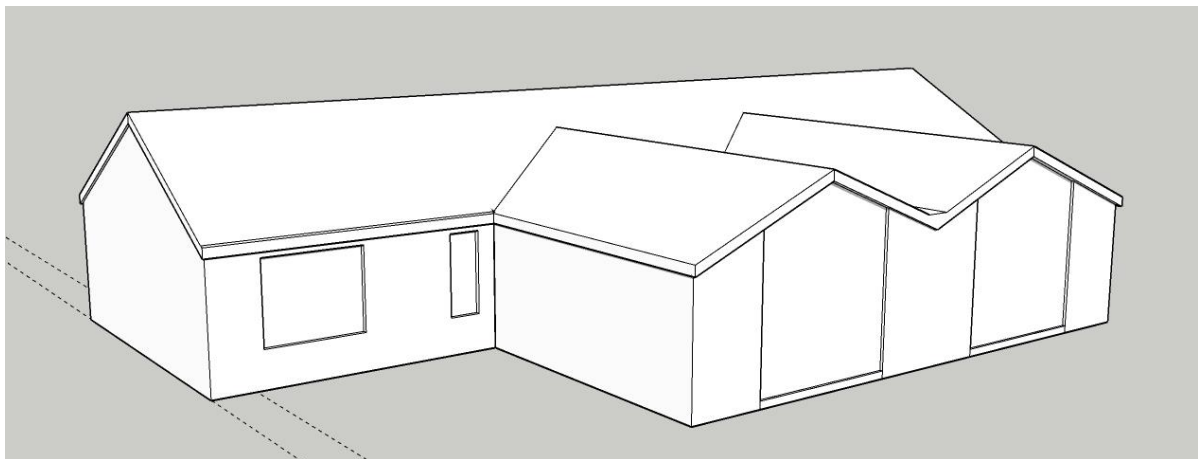
The scheme as approved requires a vertical flashing from the higher roof onto the lower new build element to protect the junction between the two. Traditionally undertaken in lead, the tapering shape is 700mm at its widest, reducing to nothing. Although differing widths of lead roll are available, 600mm is the widest carried as a stock item which means either a horizontal joint across the elevation – or a series of vertical joints. (LSA guidance also limits flashings to 1.5m lengths).

Although initially considered acceptable, as the extensions have been realized the visual impact has become more apparent to the applicant which has prompted this application. Obviously a variation of the Lawful Development Certificate is not an option because the height of the existing roof is >4m. This statement therefore accompanies a Householder Planning application for permission to lift the ridge of the two side extensions approved under app no.2020/ 91577 to match the original roof – an increase of 700mm.

Latham Lane is within the Green belt and staunchly protected by local residents. Green Belt policy is defined within the NPPF and the salient guidance is within paragraph 143 which confirms 'inappropriate development is, by definition, harmful to the Green Belt'. Paragraph 145 sets out exceptions to inappropriate development including 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

Conversations with the LPA regarding the planning definition of the extensions – which are currently at wall plate height - have confirmed that since the submission is a planning application they do not need to be substantially complete for the application to be determined.

The applicant opines that raising the ridge of the two side extensions to match the height of the original property is both proportionate and appropriate and will have no discernable impact on the openness of the Green Belt. Furthermore it is argued that the removal of the step in the roof and the associated lead flashing will improve the appearance of the dwelling and therefore have a beneficial effect on the visual amenity of the area.



Arrangement as proposed

Latham Lane is in Flood Zone 1 with low risk of flooding.