20 October 2025

Dear Nicole Helliwell,

We are writing to highlight the case for approval for the above application and would kindly ask that these points be considered before reaching a decision.

As we said in the original application this property has remained vacant and in a deteriorated condition for several years and we thus seek to **restore, improve, and sensitively extend** the building so that it can once again serve as a high-quality family home and contribute positively to the local streetscape.

Respecting Character and Enhancing Context

The overall approach has been to preserve the building's key original materials and proportions while removing unsympathetic, partially built, and dilapidated additions.
The proposed rear extension, to be constructed in **matching natural stone with a flat roof**, will provide a practical kitchen–dining space without altering the front appearance or overall character of the property.

The main roof will be re-covered in **natural blue slate**, replacing the existing rosemary tiles, which is consistent with the predominant roofing material in the surrounding area. The addition of modest rear dormers has been carefully designed to be subservient to the main roof form and will not be visible from the principal elevation.

Hipped-to-Gable Roof Conversion

We understand that the Council may wish to consider the impact of changing the existing hipped roof to gable ends.
However, it should be noted that **the vast majority of nearby dwellings along Trinity Street and the adjoining roads already feature gable walls** rather than hipped roofs — including the properties immediately adjacent to No. 111.

As such, the current hipped form is actually atypical for the street scene. The proposed change to gable ends would therefore **enhance consistency and coherence within the conservation area**, aligning the property with its historic context rather than detracting from it.
The gable design will use matching natural stone, ensuring visual continuity and architectural harmony.

Residential Amenity and Neighbour Impact

The proposed extension and alterations have been carefully designed to respect neighbouring properties, maintaining adequate separation distances and ensuring no loss of privacy or daylight. The **rear balcony** will not result in any overlooking or privacy loss, as neighbouring properties are at a considerable distance. The site layout allows for ample on-site parking, thereby preventing any adverse impact on local highways or on-street parking.

Benefits of the Proposal

The proposed works will:

- Bring a **vacant and neglected property** back into long-term viable use.
- **Preserve and enhance** the character and appearance of the conservation area through careful restoration.
- Improve residential amenity by creating a more functional internal layout for a growing family.
- Incorporate modern **energy-efficient standards** in line with current Building Regulations and sustainability objectives.

All works at the rear will have **minimal visual impact** from the public realm and will not adversely affect neighbouring privacy or daylight.

Conclusion

This proposal represents a **balanced and sensitive response** to the building's condition and its conservation area setting.
The works will **secure the future of the property**, enhance the visual quality of the area, and align the house more closely with the prevailing architectural form of its surroundings.

For these reasons, we respectfully request that the Council **supports and approves** this planning application.
We remain happy to discuss any further design details with the planning and conservation teams to ensure the proposal meets all policy objectives.

Yours Sincerely,

Designbyma Architectural