

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 9th JUNE 2008

REPORT OF THE DEVELOPMENT SERVICES MANAGER

AUTHOR: C Raine – Senior Development Control Officer

HARLING: RETROSPECTIVE APPLICATION FOR NEW SITING OF DWELLING

(NEW DWELLING APPROVED REF. NO. 3PL/2005/1914/F)

REFERENCE: 3PL/2007/0672/F APPLICANT: DR R KOBYLECKI

DEFERRED ITEM REPORT

Members will recall that this application was presented to the Development Control Committee and a subsequent site visit undertaken to assess the merits of the scheme. As a consequence of the discussions it was considered that the requested amendments ie re-siting of the dwelling and changes to fenestration were acceptable. A landscaping scheme has been submitted to the Council and is currently the subject of negotiations in order to seek improvements. However, concern remained as to the number, design and size of the dormer windows in the front elevation. The officers were subsequently requested to discuss the possibility of securing an alternative arrangement of dormers. Having undertaken discussions with the applicant and agent they have confirmed that they do not wish to amend the scheme for the following reasons:

"The construction of the roof involves attic roof trusses in order to provide an open and attractive living space in the roof void, and it is not feasible or viable to replace the dormers without replacing the entire roof. Similarly to remove the gables from the dormers and replace with a curved roof will be both very costly and would retain the same size dormers and therefore would achieve very little.

Other alterations such as replacing the casement windows with sash windows would again achieve little, other than change for changes sake. In our opinion this would provide horizontal proportions and would be totally inappropriate.

Furthermore, having toured the area it is apparent that there are wide variety of dormer windows, which interestingly showed no examples of the "eyebrow" variety or any with sash windows."

Conclusion

In conclusion, the applicant has confirmed that he wishes for the application to be determined as submitted and on balance it is considered that the revisions which are the subject of this application are acceptable and as such the application is recommended for approval.

Recommendation

Planning permission be granted for the amended scheme subject to conditions relating to landscaping, and the removal of Permitted Development Rights for walling ancillary buildings.