

Re: Storeroom conversion - Application History and Correspondence To date

11th December 2019

Planning app ref: 19/1724

Correspondence from Ethne @ RBC to Ian @ Colony Architects

- 1 Policy H5 requires minimum sqm floor area
- 2 Proposed dwelling slightly smaller sqm
- 3 Single aspect, quality of accommodation
- 4 Provision of private and usable amenity space

16th December 2019

Planning app ref: 19/1724

Correspondence from RAHC Ltd to Ian @ Colony Architects

Following consultation with Tim Young - Surveyor and Harman Sond - Planning Consultant:-

- 1 Internal floor area - Policy H5 is not applicable to a conversion as refers to new housing - H5 - (STANDARDS FOR NEW HOUSING)
- 2 Also H5 exception 'standards should be adhered to "unless it can be demonstrated that this would render the development unviable"
- 3 Application is for a 'Conversion' as per app description.
- 4 Policy H8 for Residential Conversions is relevant and applicable - no minimum size requirement
- 5 Change to parking space, relocating from front of building to parking bay on access road therefore providing defensible private amenity space
- 6 Provision of windows to side elevations providing additional aspect and improved quality of accommodation
- 7 Amenity space - frontage area increased and walled boundary for privacy as parking space relocated
- 8 Revised plans requested with additional windows to side elevation
- 9 Raised 0.5 storey to first floor, private walled front garden, relocation of parking bay

17th December 2019

Correspondence from Ian @ Colony Architects to Ethne @ RBC

- 1 Internal floor area:- Policy H5 not applicable
- 2 Accommodation - roof lights to provide additional light to first floor bedroom as requested
- 3 Sun pipes for additional light to ground floor area as requested
- 4 Amenity area:- current amenity area between parking space and building is 6.5 sqm which will be increased and brick wall to provide defensible space
- 5 Parking - proposed parking space available for conversion as in same ownership

23rd December 2019

Correspondence from Ethne @ RBC to Ian @ Colony Architects

- 1 Proposed roof lights not considered to overcome concerns
- 2 Policy H5 is noted however unusable space on 1st floor and considered cramp
- 3 Heritage officer feedback - instruct expert appraisal
- 4 Highways - proposed parking space so close to public footway, how would vehicle exist and turn?

2nd January 2020

Correspondence from Ed @ Colony Architects to RAHC Ltd

Intend to withdraw, submit again and then Appeal if necessary

- 1 Proposed area - only 2/3 sqm too short
Could argue that a 1P1B two storey should be 48 sqm (i.e.) 39 + 9 sqm) which is easily exceeded
- 2 Parking and Landscape - review again alternative location of parking bay in reply to Highways
- 3 Heritage Statement - tender for appraisal report
- 4 Outlook - rooflights have helped but add another window

30th March 2021

Updated plans and DAS from Colony Architects

- 1 Proposal now achieves 55.4 sqm and 7.4 sqm in excess of min. 48 sqm requirement
- 2 First floor bedroom has increased floor to ceiling head height overcoming unusable space due to eaves
- 3 Defensible amenity and private space provided
- 4 Additional and significant increase of light to Ground, First floor from side elevation window, large front glass doors & Sun pipe
- 5 Parking bay relocated for sufficient and safe entry, exit and turning area
- 6 Heritage Statement completed with support for proposal
- 7 Intention to Appeal if refused by RBC