

Raising of roof to existing outbuilding
[Deviation from approved plans under reference H/18/83823]

Location / Site

The site is located on the western side of Winchester Road close to its junction with Hocombe Road within a built up area boundary and an established residential area.

The main dwelling has undergone an extensive programme of improvements as per H/18/83823. As works to the main dwelling were nearing to an end, in July 2022 the existing outbuilding which is sited towards the rear boundary had its roof removed and walls rebuilt higher (refer to photographs; 3 concrete blocks higher / c. 675mm). A new roof with canopy has been built in its place.

As noted within the previous applications, the site is bounded by mature hedgerow and fencing to over 3 meters in height.

Proposal / Design

The application comes forward to regularise the alterations to the outbuilding. The outbuilding exists and is to remain incidental to the enjoyment of the main house.

No real change to the design of the outbuilding is proposed, the existing walls of brick plinth with render over is to be retained with the increased wall height rendered to match the existing. The roof is flat, to minimise its' scale with an overhang to the southern elevation to minimise overheating in the summer months.

It is important to note that under Permitted Development, outbuildings can be erected with a roof height of 2.5m, within 2 meters of the boundary. This makes an assumption on typical boundary treatment being 1.8m tall. In this case, the boundary treatment to the northern and western edges of the site (where the outbuilding is sited) is over 3 meters in height and so is higher than that of the additional height of the outbuilding. Refer to application drawings and photographs adjacent showing boundary treatment higher than the outbuilding and the increase in height demonstrated with 3 concrete blocks.



The ground level around the outbuilding increases in height circa 400mm to the east and so in real terms, the roof is circa 2.5m from that ground level. Notwithstanding this, this is an application to regularise the increase in height to that as now exists on site.

Access

No change is proposed.

Biodiversity / Ecology

No harm; the existing flat flat roof has been removed and replaced with a flat roof.

Conclusion

The additional height of the outbuilding causes no harm to neighbouring amenity due to overshadowing or visual impact.