

Appendix 1

Variation of Condition 2 of planning permission 22/00496/FUL. Amendment to approved plans and elevations relating to siting of skylight on front and rear elevation.

Background:

During implementation of planning permission 22/00496/FUL, we found the following issues resulting in the following consequences (all relating to first floor – upstairs):

Issues

- Each bedroom required a fire escape to comply with building regulations.
- The new roof required insulating on the inside.
- The original walls were not aligned end to end.
- Floor height (ceiling for downstairs/floor for upstairs) was governed by the height of the original downstairs window.
- Stairs require a clearance of 2m at any part of the stairs (to comply with building regulations).

Consequence

- We had to find a position in bed 1 suitable for a low-level fire escape window.
 - The internal roof and pitch of the roof has reduced the internal width at head height by a total of 100mm.
 - When insulating the walls, of 'packing out' was required, reducing the width of the space from original plan by 170mm total.
 - The stairwell opening had to be wider than anticipated to fit in a cartwinder staircase.
 - We had to go further into the landing space than anticipated to achieve a 2m clearance near to the eaves of the first floor.
- Under normal circumstance, the above would be a trivial fix, however, due to such a tight space at first floor, and needing to adhere to building regulations, the below actions have been taken, which affect planning, and are considered suitable for a requirement to apply for a s73 variation of condition.

Planning consequences:

Front elevation (on plan Velux reference RL01, RL02, RL03):

Change the spacing of the two Velux windows to the front elevation (to include frosting and non-opening of two of the windows).

Why

- due to the bracing of the roof structure, it was not feasible to have 2 Velux windows next to each other. It was also excessive to the room space internally (after reconfiguring internally to fit the space available).
- It was agreed with the neighbour (42 high street Desford) to fix and frost Velux window RL01 and RL03, to allow for a level of natural light to the room.
- Velux RL02 is not frosted and is positioned on the landing space. Agreed with neighbour (42 high street, Desford).

Rear elevation (on plan Velux reference RL04, RL05):

Addition of Velux RL05 to rear elevation

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Why

- Due to the reduced head height at eaves and reduced width of first floor space, we added this window to allow for extra head height above the WC.

Addition of fire escape window/Velux (RL05) to rear elevation (bed 1)

Why

- This bedroom required a fire escape to comply with building regulations. It was missed off the original planning application in error, as the application was not prepared for build phase.
- We chose not to install the fire escape window to the front elevation due to the difference in size to the other two Velux windows, as well as the point it would need to be set lower than the other two windows on this elevation.
- We considered from a planning perspective, that because this elevation was public facing, it would be more sensitive than the rear as it would delineate the height and size of each window.
- The only physical position on the rear elevation was in the corner of room due to the cut in from the extension room. We could not get the window as low as regulations require, therefore built an internal fixed step.
- The window is not within sight at 45degree (or 90degree) of any neighbouring dwelling window (as per site plan showing 45 degree line of sight from the centre of the window)
- The window is the smallest available top hung fire escape window to comply with regulations.

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Rear elevation – additional Velux windows circled blue (window on the left – RL05 (of extension gable) is the first escape, window on the right RL04 (of extension gable) is the Velux above WC



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Internal view of fire escape window (RL05)



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Front elevation RL01, RL02, RL03

