

Planning Statement

The Fulford, Osbaston – Cockerill & Talbott

Design Statement in Support of an Application to Vary Condition 2

Planning Permission Reference: 26/00282/FUL

This statement has been prepared in support of an application to vary Condition 2 attached to planning permission ref. 26/00282/FUL, which granted consent for the erection of a replacement dwelling.

The proposed amendment seeks approval for revised drawings which introduce a room within the roof space, creating a bungalow with accommodation in the loft. The principle of development remains unchanged, with the proposal continuing to provide a single dwelling of similar scale, character and appearance to that already approved.

The need for the additional loft room has arisen from the family's desire to create a home that is capable of meeting their long-term needs. The site has been in the family's ownership for generations and holds significant personal importance. The intention is to create a permanent family home that can adapt to changing circumstances over time, rather than a property intended for short-term occupation or future resale.

The inclusion of a room within the loft provides valuable and flexible accommodation for the family, allowing the dwelling to better respond to both present and future requirements. The room can serve a variety of functions throughout the lifetime of the property, whether as an additional bedroom, home office, hobby room or guest accommodation. This flexibility ensures that the dwelling remains fit for purpose as the family's needs evolve, reducing the likelihood of further alterations or extensions being required in the future.

Importantly, the additional accommodation has been achieved by making efficient use of the roof space rather than significantly increasing the footprint of the dwelling. This represents a sustainable and proportionate approach to providing additional living space, allowing the family to benefit from increased accommodation whilst minimising the impact of the development on the site and its surroundings.

The revised design therefore strikes an appropriate balance between providing a functional family home and maintaining a building that remains sympathetic in scale and appearance to both the approved scheme and the character of the surrounding area.

The eaves height remains identical to the approved scheme and therefore the relationship of the building to the street scene and neighbouring properties is maintained. The overall ridge height has only increased modestly, by a maximum of approximately 800mm. This increase is considered minor in the context of the overall building and does not materially alter the visual impact of the development.

The proposal has been carefully designed so that the additional loft room is incorporated within a roof form that remains similar in appearance to both the original dwelling and the roof design approved under planning permission 26/00282/FUL. The dwelling therefore retains the character of a bungalow with accommodation in the roof, rather than appearing as a full two-storey dwelling.

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A side projection has also been incorporated on the right-hand side of the dwelling when viewed from the front elevation. Historically, the previously demolished building featured a wall along this elevation and, consequently, the proposed side projection is not dissimilar in appearance or scale to the form that previously existed on the site. In this regard, the proposal is considered to be contextually appropriate and would provide a more balanced and coherent elevation.

The proposed amendments do not alter the palette of materials previously approved. All external materials, including wall finishes, roof coverings and fenestration details, will remain as approved under planning permission 26/00282/FUL, thereby ensuring continuity in appearance and maintaining the high quality of the original design.

The applicant is committed to the site for the long term and has no intention of selling the property in the future. The aspiration is to create a high-quality family home that respects the site's history, responds positively to the family's needs and remains appropriate to its setting.

Overall, the proposed changes represent a modest and sympathetic amendment to the approved scheme. The development retains the character of a bungalow, preserves the approved eaves height, introduces only a limited increase in ridge height, and employs the same materials and architectural language as the consented design. The addition of a loft room provides much-needed flexible accommodation for the family whilst making efficient use of the approved building envelope. The amendments do not materially alter the character of the approved development or its relationship with the surrounding area and are therefore considered to be a logical and proportionate evolution of the approved scheme.