

Dear Sir/Madam

With reference to the planning application DC/25/2080 Leith View RH13 9HA.

Whilst I have no objections to the ground floor extensions/alterations proposed. I note that the authority has given advice to the applicant (Ref. PE/25/0254) recommending that the roof extensions/alterations be removed from the application and pursued through permitted development. One must therefore conclude that the planning authority found the roof extension/alterations were unacceptable planning and the application would be refused.

If the planning officer who gave this advice felt that the proposed roof extensions/alterations would be allowed under permitted development why was the need felt to remove them from the application.

With this in mind please make public the original drawings associated with the pre-application showing the roof extension/alterations.

I believe that the proposed works to create habitable space at first floor level will not be achievable under G.P.D.O. I have consulted a very experienced architect for guidance and set out below pertinent references and dimensions.

Leith View is one of 4 bungalows with identical hipped roofs.

The proposed section drawing (D007) on the application shows a finished floor to ridge height of 5.4m. This is incorrect; all 4 properties were built to the same foot print, with a finished floor to ridge height of less than 5m (4965mm).

I have attached an accurate section drawing of one of the bungalow roofs. This drawing and dimensions have been checked by the architect.

The architect has calculated that the existing section would result in a finished ceiling height of only 1850mm, when allowing for structural design and insulation to meet building regulations.

Therefore if a habitable room were to be constructed in the roof the ridge height would need to be increased which is not allowed under G.P.D.O. and a planning application would be required in the usual way, it would impact upon the street scene and neighbouring amenities such as lose of light, privacy and outlook.

This would prevent the apparent circumscription by the inappropriate application of the G.P.D.O. as currently advised/assumed by the planning officer.

The architect has pointed out that it would not be possible to apply for Class AA Prior Approval as the bungalows were constructed before 1st July 1948.

To construct rooms in one these bungalows roofs would necessitate changing the hipped roof to gable ends impacting further on the street scene.

It would also have the effect of losing a bungalow from the village housing stock.

One of the benefits of the four bungalows is that none of the rear gardens are overlooked by each other giving a degree of privacy. This is benefit that would be lost if a roof extension were allowed.

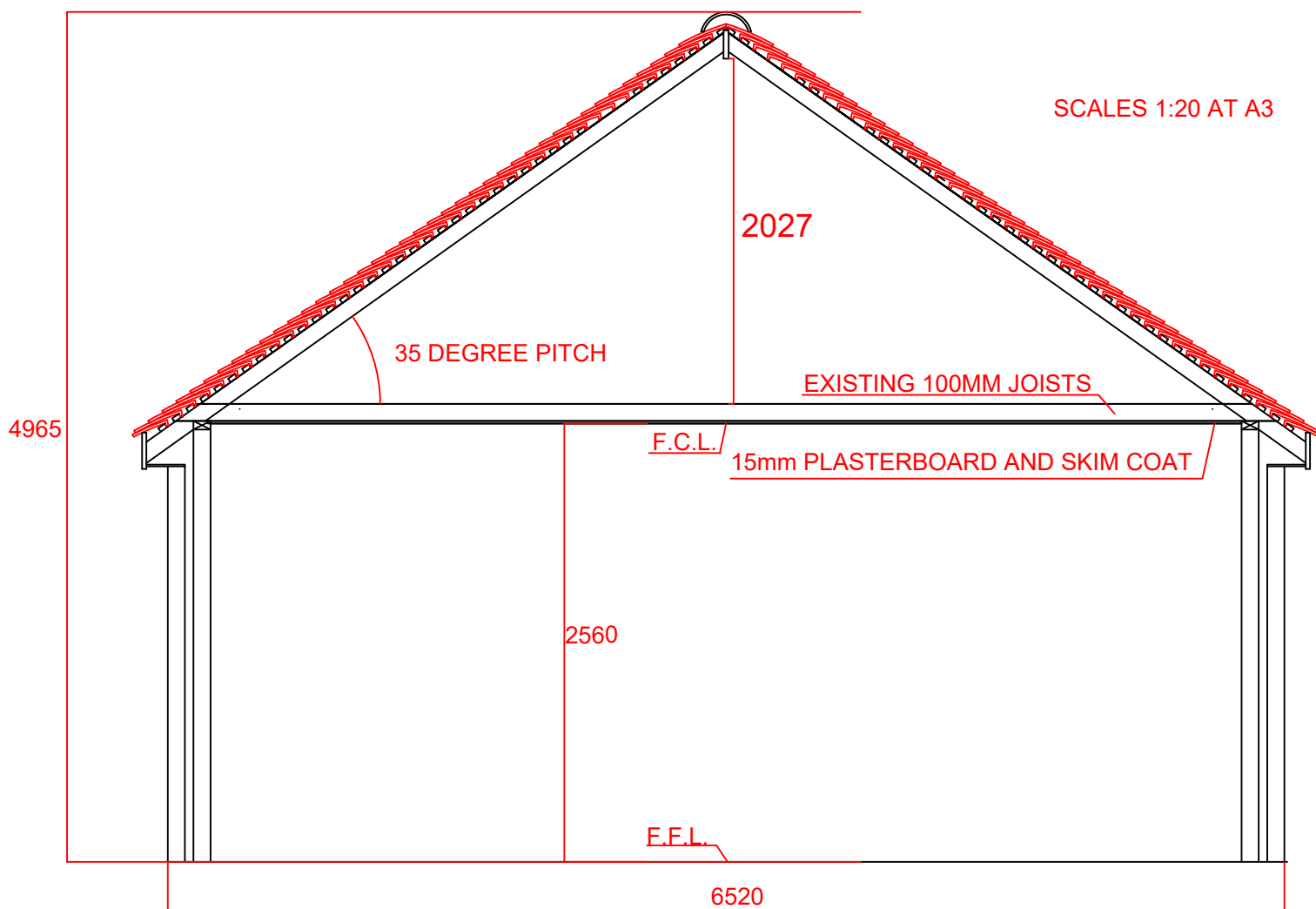
Yours sincerely



Chevroie, Worthing Road,

Southwater, Horsham

West Sussex. RH13 9HA



SECTION OF "CHEVROE" BUNGALOW FRONT TO REAR WHICH IS THE SAME AS "LEITH VIEW"
MEASURED 21/12/2025