

## **DC/17/2524: The Paddock, Micklepage, Nuthurst**

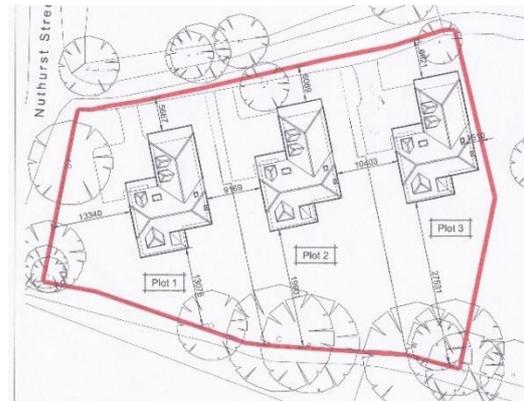
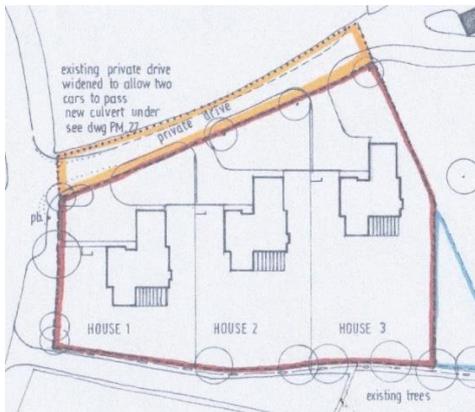
Comparison of the retrospective planning application, DC/17/2524, as amended on 11 December 2017, with the approved plans under DC/15/2493. There are 46 changes, some of which are major (see detailed analysis below), and these do not constitute “minor amendments”. It should be noted that all of these changes have been carried out by Greenplan Designer Homes without first obtaining planning permission.

### **Summary**

- Significant changes to the position and orientation of the three houses. This makes the houses more intrusive as they have been moved forward in the plots and more ‘urban’ as they are now in a straight line.
- Alteration to the plot sizes.
- Ground floor area (footprint) increased by approximately 5m<sup>2</sup>.
- Significant increase in the size of the houses from 3 bedrooms to 5 bedrooms in flagrant contravention of the Neighbourhood Plan and planning permission. This has been camouflaged by the developer by renaming the rooms. Thus bedroom 5 has been renamed a “dining room”, though a large dining area/table is still shown in what is now a “breakfast area” and bedroom 2 is renamed a “roof room and cupboard” (with plumbing already installed for the en-suite bathroom!)
- Significant increase in the roof area making the houses more intrusive in the area which is composed mainly of bungalows, plus a Grade II listed building (Micklepage).
- Significant changes to the fenestration, especially the 2 new dormer windows in each house. The substitution of frosted glass for plain glass in bedroom 1 to avoid overlooking Winthrift is unlikely to be permanent.
- The increase in roof height of the houses by 0.1m, and by 1.4m over the double garage, makes them more intrusive in the environment, especially as the nearest dwellings are bungalows. Of particular concern is the large increase in roof height over the garage making conversion of the so called “roof room” into a bedroom inevitable.
- It constitutes an almost complete redesign of the houses
- There are so many breaches of the original planning permission that work on the site should have been stopped and enforcement action taken. This retrospective planning application and amended plans undoubtedly must be refused.

## Detailed Analysis

### 1. Site Plan



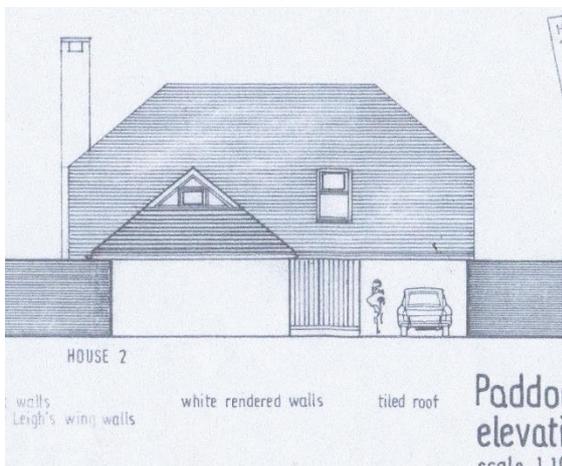
#### Approved Layout

#### New Layout

- All 3 houses moved forward in plot, houses 2 and 3 by a significant amount
- Plots sizes have changed, house 1 much larger, house 3 smaller
- Orientation of houses changed: now at right angles to access road instead of at an angle
- Houses now in a straight line, parallel to access road, instead of being staggered
- Drainage ditch at front of plots has been filled in contrary to policy 7iii of the Neighbourhood Plan which required the access drives to bridge the ditch

## 2. Elevations

### 2.1 Front/North



#### Approved Elevation

#### New Amended Elevation



Front as currently built clearly showing breach of planning permission

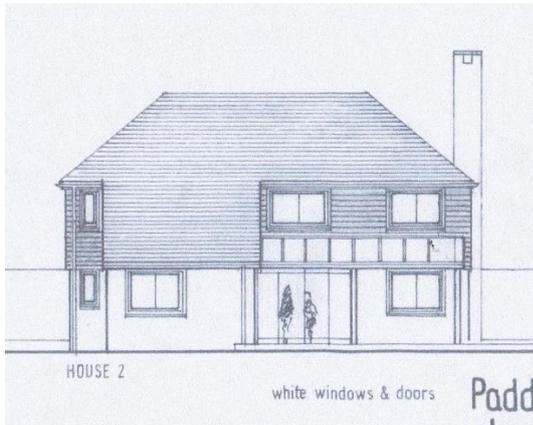
### **Ground Floor**

- Three extra columns supporting new roof canopy over front of garage and single door into garage (left hand side)
- Single front door with small window, instead of double door.
- New window and two columns supporting new roof canopy over front door (right hand side)

### **First Floor**

- New roof window (left hand side)
- Much larger and higher by 1.4 m roof triangle over garage (left hand side). This is of particular concern given the likelihood of conversion of this room from a “roof room for storage” to a bedroom with en-suite bathroom.
- New roof dormer on right hand side of triangular roof
- Changed window in roof (right hand side)
- New dormer window in roof (right hand side)

## 2.2 Rear/South



Approved Elevation



New Amended Elevation



Rear as currently built clearly showing breach of planning permission

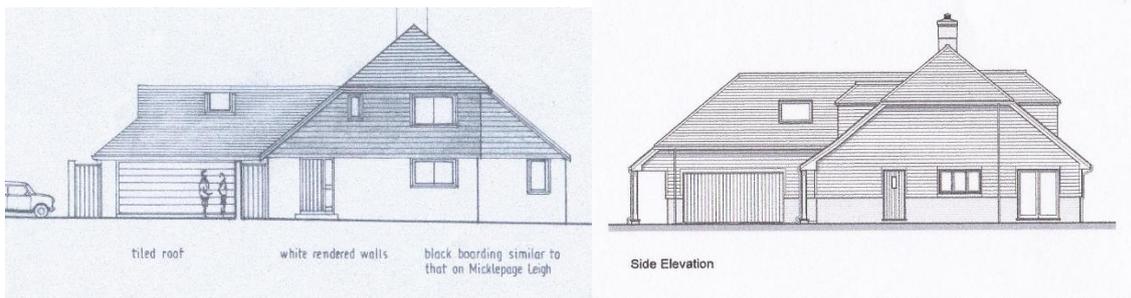
### Ground Floor

- New three pane window instead of two pane (left hand side)
- New two pane window (middle)
- New patio doors with side windows on left hand side instead of four fold patio doors in middle

### First Floor

- Extended roof over left hand and new middle windows
- New dormer window (left hand side). Inserting frosted glass instead of plain glass is unsatisfactory as it is unlikely to be permanent
- Two changed windows (middle and left hand side)

## 2.3 Side elevation/West



Approved Elevation

New Amended Elevation



As currently built showing two dormers above the garage

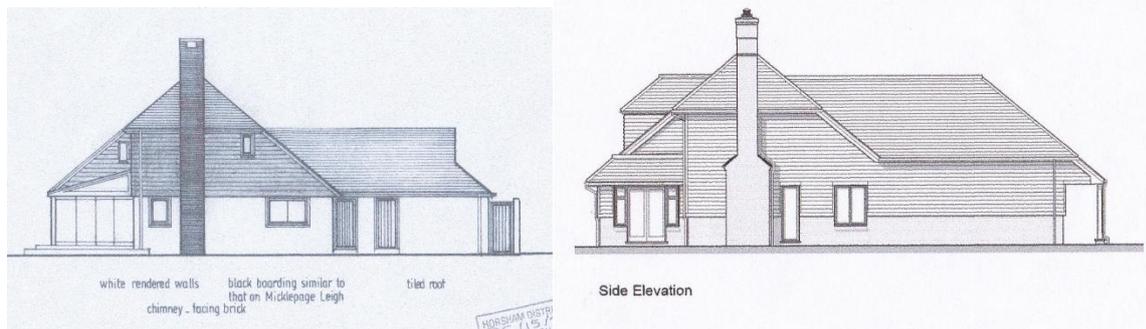
### Ground Floor

- Door removed (left hand side)
- Door removed (right hand side of garage)
- Door with inset window instead of door with adjacent window and moved to right
- Three paned window instead of two paned window
- Double patio doors instead of single window (right hand side)

### First Floor

- Changed and considerably raised roof line on left above garage to facilitate another bedroom with en-suite bathroom
- Position of single roof window changed (left hand side)
- Insertion of new dormer roof on left side of roof triangle
- Significant extension of, and significantly higher, roof on right hand side
- Amended plan has omitted two dormers above the garage that currently exist (see photo above).

## 2.4 Side elevation/East



Approved Elevation

New Amended Elevation

## Ground Floor

- Double patio door with adjacent side windows, instead of a four fold patio door
- Removal of window to left of chimney breast
- Full length window inserted to right of chimney breast
- Changed window to right of chimney breast
- Two doors removed (right hand side)
- Side gate removed

## First Floor

- New roof over patio doors on left hand side
- Significant extension of upper roof on left hand side
- Different side roof line on right hand side

## 2.5 Floor Plan



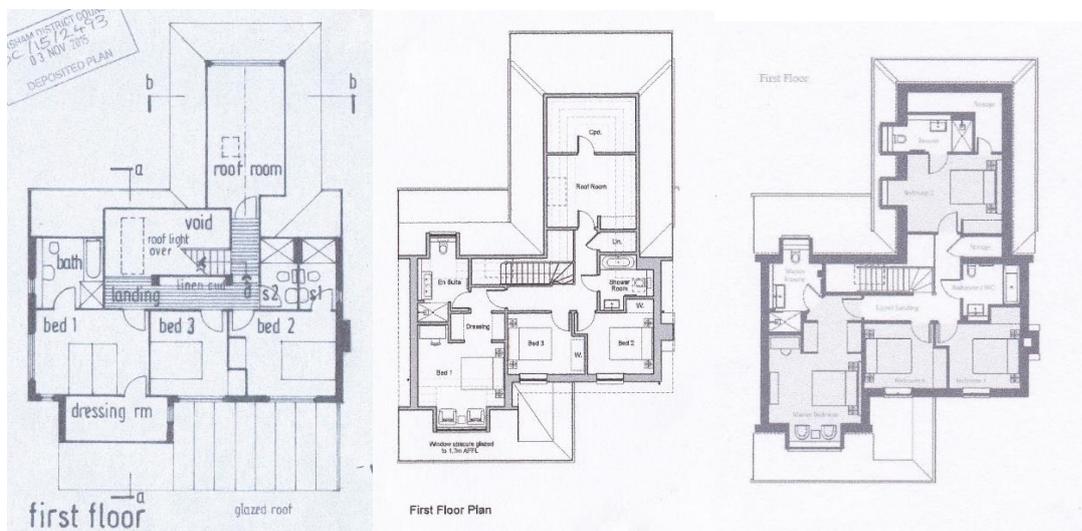
Approved G Floor Plan

New Amended G Floor Plan

Marketed G Floor Plan

## Ground Floor

- Sun room and dining room are now breakfast room with dining facilities on right hand side
- Utility is now a downstairs toilet and shower
- Part of kitchen is now utility
- Plant room and study is now called a dining room (shown as bedroom 5 on Connells, Estate Agent's particulars)
- Ground floor area (footprint) increased by approximately 5m<sup>2</sup> by squaring off bottom left hand side and top right hand side.



Approved 1<sup>st</sup> Floor Plan New Amended 1<sup>st</sup> Floor Plan Marketed 1<sup>st</sup> Floor Plan

## First Floor

- Roof room has been renamed “roof room and cupboard” (shown as bedroom 2 with en-suite bathroom on Connells Estate Agent's particulars). This is in order to blatantly reduce the number of bedrooms to 3 to “fit in” with the original planning permission. However with the increase in roof height and plumbing already installed for an en-suite, it is inevitable that this will once again become an en-suite bedroom. Note that the approved room had a strip of only 90cm, 2m high making it an uninhabitable room, whereas the amended plan has a strip of 2.5m, 2m high clearly making it a habitable room.,
- En-suite (s1) and toilet (s2) have become family bathroom plus toilet
- Glazed roof over ex sunroom and porch has been removed