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Your ref: PP-08990604
Our ref: 1333 4 LMS MAG

18 August 2020

Please treat this as supplementary information for the application

The Planning and Building Control Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

DOBNEY DEVELOPMENTS LTD
HOUSEHOLDER APPLICATION FOR THE INTRODUCTION OF 3 'VELUX' ROOFLIGHTS.
LITTLE OWL FARM, SARAHGATE LANE, QUADRING, SPALDING, PE11 4QE

We have submitted a Householder Application in respect of the above development on behalf of our client via the planning portal, reference PP-08990604.

In 2018, Full Planning Permission was granted for a replacement dwelling under reference H15-0120-18. The development has since been completed. Three 'Velux' type rooflights have subsequently been installed on the rear (southern) roof plane.

Condition10 of the planning permission required the following:-

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason.
To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006."

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The Planning and Building Control Manager
South Holland District Council

On the basis that condition 10 above removes the ordinary right to install the three rooflights without the need to apply for planning permission, our client has instructed us to apply for their retention.

The roof plane where the 'velux' windows have been installed faces open fields and is not visible from the public highway or from any nearby residential property. Accordingly, there is no impact arising from the installation of the windows and the proposal accords with the provisions of local plan policies SG14 and SG17.

The rooflight frames are grey to match the existing roof tiles.

We trust that you will receive the application favourably and should you require any further information, please do not hesitate to contact us.

Yours faithfully

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