

Planning Consultation Request for case ref: 25/0364 (3 Clytha Crescent N...



Arnall, Guy

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 06/07/2032

You forwarded this message on 08/07/2025 15:52.



Tue 15:47

Hi Marnie

CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO

My principal concern regarding this application is the proposed introduction of roof-lights to the front roof slope.

As identified within the relevant CAA:

'4.3.6 Detracting Features

Rooflights on principal elevations, which detract from the architectural value of the buildings, as well as the general streetscape and roofscape. This is especially obtrusive on Clytha Crescent where the modest size of the terraces mean that the roof is more clearly visible.'

However, the existing rooflights to adjacent buildings have been in situ long enough to benefit from deemed consent. In some cases, they appear to have been in situ on formation of the CA in 2009. Upon that basis, and due to their proliferation across the terrace in question, I would not object to rooflights in this location per se, however, they should be as unobtrusive as possible, as per our House Extensions and Domestic Outbuildings SPG, which states that:

'5.7.11 HEDO 6.7 (Skylights and roof windows)

Where a roof light is required to the front or other prominent elevation; care should be taken to ensure that its proportions and positioning reflect the style and character of a dwelling, and that it does not look unduly prominent. Flush-fitting roof lights may help to reduce prominence.

5.7.12 HEDO 6.8 (Low-profile skylights and roof windows in conservation areas)

In conservation areas the installation of roof lights requires planning permission. Roof lights should be few in number and discreetly positioned so that they are not readily visible from prominent views within the conservation area. They should also be of a 'conservation type' which do not protrude above the plane of the roof. Consideration should also be given to the general arrangement of any roof lights in order to reduce their impact, even if this is limited to private views alone.'

Therefore, I would recommend that they should be:

- Reduced in number and arranged to reflect the setting out of the front elevation of the building (noting that the 4 no. rooflights to No.1 Clytha Crescent next-door do not seem to have benefited from approval)
- Fitted 'flush' to the roof pitch (with no greater upstand than 25mm above the roof covering)
- Have a surround of a dark matt finish.

Many thanks,

Guy Arnall