HPK/2013/0008
HIGH PEAK
13 FEB 2013

Supporting Statement for the proposed addition of two velux windows to the loft Brierley Green House, 41 Brierley Green, Buxworth

Application to vary condition 3 of planning consent HPK/2008/0577

Following grant of permission HPK/2008/0577 for the rear extension and loft conversion the main construction was completed in 2009. Unfortunately as the rear of the property is North facing the two dormer windows do not provide anywhere near sufficient natural light to the loft conversion. In addition the internal layout (see Internal Floor Layout drawing) dictated by the position of the staircase and the supporting steel joists meant that the bathroom will not have a window or access to any natural light.

To make the living space habitable, two moderate sized velux windows are proposed for the front roof elevation to provide natural light to the bathroom and to enhance levels of natural light for the remaining living area.

It is understood from recent pre-consultation communication with the planning department that the Authority's Conservation Officer has expressed concern that the addition of two velux windows to the front elevation might be detrimental to the character of the neighbouring listed property Brierley Green Barn. In the hope of addressing these concerns this statement has been prepared to support the application. It is noted that the Authority's officers intend to make a site visit once in receipt of the application to put the proposal in context.

The Velux Windows proposed are the Conservation Style and will be entirely recessed/flush with the welsh slate roof. The specifications are;

- 1.18m slope height by 0.78m width with glass of 1.05m by 0.65m
- The external surround/flashing for these windows will be dark grey colour to match the surrounding natural 'welsh' slate.
- The windows will be positioned in symmetry on the front elevation as shown on the two attached front and side elevation drawings.
- The Velux windows will be the sympathetic split pane Conservation style window and the frames will be entirely flush with the profile of the slate roof.

Shown on the next two pages are photos taken from both West and East approaches on Brierley Green trying to show the listed Brierley Green Barn in context with Brierley Green House. Brierley Green Barn is the lower property to the West/left side of Brierley Green House.

The three photos below have been taken at eye level (approximately 1.7metres or 5ft7inches) from the roadside pavement.



Pavement View from West side of Brierley Green House



Pavement View directly in front of Brierley Green House



Pavement View from East side of Brierley Green House

The above three photos give an idea of how oblique the view of the front elevation of the roof of Brierley Green House is from the pavement.

It is only by standing in the middle of Brierley Green road that better views of the roof and the neighbouring property can be seen (see below).



Road View from the West



Road View from the East

Overall due to Brierley Green Barn being so much lower than the roof of Brierley Green House, they being separated by approximately 6 metres, the houses being so close and higher than the road and trees on the roadside also partially obscuring views from both directions, it is only possible to get a partial view of the two roofs in context from the middle of the road and not at all from the pavement.

The opposite side of the road to the front of the house is the dense wooded railway land and embankment so the velux windows will not overlook any neighbouring property. Finally it is worth noting that Brierley Green is not in a Conservation areas and that there are other examples of velux windows on the front elevation of properties.

Overall the Applicant considers the proposal to be a reasonable request as when put in context with the listed designation of Brierley Green Barn the velux windows specified are as sympathetic as possible and flush to the roof line. Views of the front elevation are only available from the road and are obscured to pedestrians on the pavement by the both hedges and trees and the oblique view of the roof line.

Presently the Applicant's loft conversion has very poor natural light to the bedroom and no natural light to the bathroom. Other options such as sun pipes have been explored and also a bathroom window on the gable end has been explored but there is insufficient space to accommodate either option.

Thank you for your consideration.

Mr A Kent
Brierley Green House
Buxworth

11th February 2013