



home sweeter home

Grounds of Appeal

On behalf of

Mrs Hamilton

Proposed Conservatory

Planning ref – 15/00878/P

Date of refusal – 21st December 2015

Applicants Property & Proposals

The following is to be read in support of our appeal against the decision to refuse planning consent to build a new white uPVC conservatory at ***The Old Barn, Village Green Road, Stenton, Dunbar, EH42 1TE***

Grounds of Appeal

The refusal states that the proposed conservatory would detract from protecting the Conservation Area in terms of material choice, roof form and visibility.

As the proposal is to be built on the side (south west) elevation of the house it will be discreetly erected behind the existing boundary wall. Only the very top of the Conservatory will be visible to the public.



As is evident from the above pictures it is clear the conservatory will not be a prominent feature in the conservation area.

As can also be seen from the pictures, an existing uPVC conservatory exists on the adjoining property. This does not take away from the conservation area and we believe our proposal would blend in with its surroundings just as efficiently. The white colour of the frames will match that of the existing windows on the property. The proposal also looks to use matching stone in the baseworks further sympathising with the existing building.

With regards to the bell ended form of the roof, it is also clear from the above picture that the adjoining property has a hexagonal roof. The bell end shape of the roof on our proposal looks to sympathise and enhance this feature.

Conclusion

In conclusion the materials do not disrespect the character and appearance of the area nor is the proposal a prominent feature. When consulting with the planning department throughout the determination period we were led to believe our proposal would be accepted. It was not until the decision notice arrived in the post were we made aware of the authorities concerns.

We feel planning permission should not have been refused and therefore seek to appeal the decision of the Planning Department