

Proposed Alterations to Rooflights

2 Walled Garden, Woodfold Park, Mellor

Introduction

The client has owned the property for approximately 18 months and would like to make minor alterations to 2 nr rooflight groups to improve the incoming natural light and views out over the countryside.

Planning History

The property was a new build dwelling erected under planning application reference 3/2003/0692.

A previous owner also obtained planning permission for a replacement retaining wall under application reference 03/2008/0181.

Design Proposal

The proposed works involve the replacement of two groups of rooflights to include vertical combination windows with one of the rooflight groups also being widened.

The proposal will not affect the character of the property or introduce windows to an elevation which doesn't already have windows, this will simply replicate the alteration already carried out to the neighbouring property (1 Walled Garden) as can be seen in the photo opposite.

The full proposed details are illustrated on drawing no EAD _188_P_04.

Planning permission is being requested as permitted development rights have been removed.



Heritage Assessment

The dwelling is set within the original grounds of Woodfold Hall which is a Grade II listed building (ref: 1164542). There are also 3 other Grade II listed buildings/structures within close proximity to the dwelling, these are:

- Orangery north east of Woodfold Hall (ref: 1072073)
- Bridge over Arley Brook (ref: 1362159)
- Ice House in Old Woodfold Wood (ref: 1163478)

Whilst the dwelling is viewed in the same landscaped setting as the listed buildings the proposed changes do not have any detrimental impact on the listed buildings.

Conclusion

The proposal is a modest alteration to a recently constructed dwelling. The amount of additional glazing is minor and doesn't impact on the character of the property or the neighbouring listed buildings and should be granted planning approval in accordance with the NPPF.