

**PA/23/118**

Covering letter in support of application

14 July 2024

Dear Mr King

I enclose details for planning permission to replace my conservatory roof at Tol Tuppens, Church Street, St Mary's, TR21 0JT. The reasons are two-fold. First, because the current roof leaks and is causing discolouration and damage to the floor, plus without weighting it down, the wind lifts substantially during strong winds, particularly between the SW and W. Second, we wish to invest in a longer-term solution to enable use of the space year-round at any time of day, rather than being 'too hot or too cold'.

Although the current conservatory structure would probably support the additional weight of the proposed replacement roof, we have decided that it would be best for peace of mind, and given the current condition of the conservatory, to replace it with one that incorporates upright metal supports, rather than the existing plastic. As per our correspondence, the application is expanded to include both the roof and the replacement conservatory.

I enclose copies of the Block Plan, Site Plan and CAD drawings, as well as a series of annotated photographs of the current conservatory.

There is no change to the existing floorspace of the conservatory resulting from this application. A fee of £258 is also included in accordance with planning requirements to cover costs of this householder application for a single dwellinghouse.

The choice of Guardian warm roof tile colour will be a better, more blended match to the current cedar shingles of the main building roof. It will also be less conspicuous (if a little higher) as seen from Church Road than the existing white/polycarbonate roof, even though the pitch may be slightly more than the current 9° angle, at 10°. The extra height of 50cm is to incorporate the aluminium trusses, ply boarding and layers of materials to improve thermal performance, with a top layer of tiles.

**Site Waste Management Plan**

What glass and frame from the existing conservatory, and the existing polycarbonate roof sheets will be utilised for other purposes within the property curtilage where suitable. Excess materials will be offered to

local residents and any remaindered materials taken to the HWRC for disposal according to required procedures.

### **Scheme of Sustainable Design Measures**

We will retain or replace the existing guttering system to facilitate run off to rainwater storage than the current disposal to ground. A submersible pump will be used to fill 2 large-volume tanks currently on the property. The improved thermal performance year round will reduce the need to use portable convection or oil heaters, which will reduce overall GHG emissions from the property.

### **Tree survey (within 15m)**

There are a number of trees within 15m of the conservatory, which retains an identical footprint under the plans. These elms and mature *Coprosma* shrubs are marked on the plans and not affected by any proposed works. A mature Tamarisk shrub supporting epiphytic evergreen shrub growth is adjacent to the conservatory and similarly unaffected by the proposed works.

### **Flood risk assessment**

Not applicable as above 5m datum.

### **Bat survey/Ecological assessment strategy**

While bats are present in the vicinity the conservatory is wholly inappropriate habitat with no entry by bats recorded since taking over the property in September 2018.

### **Statement of existing and proposed floorspace**

No change to existing footprint. Fewer opening windows are planned in the replacement to keep costs down and reflect the better thermal performance of the room.

### **Light assessment**

No external lighting planned.

Yours sincerely

Robert J G Dawson