

I write to request an amendment to the approved plans for the self-build dwelling currently under construction within our garden at Owlerbarrow House, Bury - planning No 68067.

As you know, the approved dwelling was designed by Mike Court in 2021. Now that the footprint has been established and the walls are constructed, it has become clear that the internal accommodation feels quite small, partially due to the absence of any dedicated storage space. The current plans provide no loft, or storage space. My intention is to retain the open, vaulted ceiling within the kitchen and living area to preserve light and a sense of spaciousness. However, this removes any opportunity for roof void storage above that section of the dwelling.

To address this, we propose to raise the roof ridge height, to create an attic, storage space above the bedrooms, sun lounge area only. This amendment would enable the creation of a practical attic storage space, while maintaining the vaulted ceiling in the main living area. In order to mitigate the visual impact on the street scene, the front section of the roof will remain hipped. The revised ridge height will remain lower than that of the neighbouring bungalow immediately adjacent, and the dwelling will continue to appear subordinate within the plot.

As part of these necessary amendments, we have also considered the long-term functionality of the dwelling and wish to incorporate a modest dormer within the roof slope. This would allow for the creation of a small office space at attic level. It is intended to future-proof the property, as it is likely that my husband and I will occupy the dwelling in the future. Incorporating this element at this stage avoids the need for further alterations at a later date. The dormer has been designed to be proportionate and sympathetic to the overall roof form.

The immediate area is characterised by detached dwellings of varied architectural styles, orientations, and roof forms, each set at differing positions within their plots. There is no consistent roofline or uniform building height along Owlerbarrow Road. Given this varied context, and the limited and proportionate nature of the proposed amendments, we believe the changes will not adversely affect the character of the area, neighbouring amenity, or the overall street scene.

I respectfully request that the Local Planning Authority gives favourable consideration to this amendment.

Regards
Annmarie