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Planning Statement - Moonrakers Flat 6

19/088

The building known as Moonrakers Flats is an extended dormer bungalow which was converted from a guest house into six self-contained holiday flats in 1975. In 2010, the owner of the flats, the late Mr John Gregory, put them on the market and obtained permission for full time occupancy as well as holiday lets.

The last flat to sell (Flat 6) was purchased by us; Mr & Mrs Clifford in January 2018 and the whole complex became a Management company with each of the six flat owners holding an equal share of the freehold of the whole property complex. The current occupancy of the six flats are as follows; four holiday lets and two permanent residential flats.

We, Flat 6, are permanent residents and our flat is located at the rear of the building with access across a communal patio. The communal patio leads to a communal laundry room which is located in an adjacent wooden building under a covered walkway. There is also the entrance to Flat 5 which is a first floor flat above ours and it's front door is located opposite the laundry and next to our existing toilet window. The covered walkway is also access for Mrs Gregory's private residence which is an attached house to the Moonrakers Flats building. This is a busy thoroughfare as Mrs Gregory requires home care visits several times throughout the day and evening.

We want to relocate our toilet window from it's existing position to a new one for the following reasons:

It is a large window (1400w x 930h) with opaque glass which offers little privacy. We have to put the light on in the daytime during use as there is little natural light due to the covered walkway outside. This means that people passing through or using the laundry or accessing the upstairs flat can see that someone is in the toilet. We also have a net curtain at the window but you can still see that someone is using the toilet. The window is at normal height so someone standing outside can see in easily.

The top light window is always slightly open to ventilate the room, so people can also hear that someone is using the room.

The proposed new window would be located on the adjacent wall of the toilet room and face out to the back patio. This is a smaller window (500w x 900h) and positioned at the same height as the kitchen window. This would mean that people cannot see in so easily. Also, there would be more natural light coming through, so no light needed to be switched on during the day. There are three other small toilet windows facing the back patio from flats 5, 3 and 1. The location of the new toilet window would lessen the occurrence of people standing near our toilet, such as in the laundry room (approx. 4ft from our existing toilet window) or accessing Flat 5 front door (less than 1ft from our existing toilet window). The smaller window will also increase thermal efficiency.

As a management company, we, Flat 6, have contacted the other five flat owners to put forward our proposal. They have all confirmed they are happy with our proposal, especially the owner of Flat 5 (which is a holiday let). She has said she would be happier with a plain wall next to her front door instead of a large toilet window for her guests to see every time they enter/exit the flat.

The finish of the blocked up existing window would be the same as the rest of the building walls - block-work, render and matching masonry paint. It will also help to brighten this dark area due to the covered walkway.

The new toilet window would be finished with a dark wooden cill to match our adjacent kitchen window cill and the rest of the cills for windows to Flats 1, 3 and 5 which all face out to the communal back patio. Our new toilet window would be a similar finish and aspect as the other flats toilet windows.

The proposal for the replacement of the kitchen, lounge and bedroom windows are to increase the levels of thermal efficiency in our flat and to lessen maintenance.