

**PROPOSED CONSTRUCTION OF SINGLE STOREY EXTENSION TO
REAR OF PROPERTY AND LOFT CONVERSION AT:**

**94 ST MARTINS ROAD, CAERPHILLY,
CF83 1EN**

**DESIGN AND ACCESS STATEMENT
(DECEMBER 2020)**

ARGHITECTURAL AND **B**UILDING **S**URVEYING

DRAWING SERVICES (DESIGN AWARD WINNER)

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Introduction

1. The development site refers to an existing semi-detached bungalow situated at St Martins Road, Caerphilly
2. The proposed development involves a small single storey extension to the rear of the bungalow, the construction of a loft conversion to provide additional living accommodation (with a dormer extension to the and rear elevation of the dwelling). It is also proposed to create an off-road parking space to the front of the property within the property boundaries.

Access and Parking

3. This development will not affect existing on street parking arrangements. But it is proposed to create an off-road parking space within the boundaries of the property similar to other dwellings in the vicinity.
4. Access to the dwelling will be as per existing arrangements.

Character

5. Amount: The proposed development involves constructing a small single storey extension to the rear of the property and the construction of a loft conversion with a dormer extension to the rear.
6. Layout: The proposed layout of the extension and the loft conversion will consist of extra living accommodation.
7. Scale: The scale of the proposed extension and loft conversion is considered as being in keeping with similar developments on properties of this nature within this vicinity.
8. Appearance: The appearance of the extension and loft conversion in terms of external finishes will be in keeping with the external appearance of the existing house and other properties near the site.
9. Landscaping: There will be no landscaping required in this development

Community Safety

10. The proposed development will have no impact on community safety

Environmental Sustainability

11. The extension will be undertaken to comply with insulation standards and requirements to satisfy current Building Regulations and existing codes of practice.

Movement to and from and within the development

12. This development will have no adverse effect on vehicular movement to and from the site.

Conclusion

13. The proposed development will have no adverse effect on the local community and will provide essential improvements and extra facilities for the young family occupying this dwelling and is similar in scale to developments provided to adjacent houses in this vicinity.
14. The proposed development is seeking to accord with national and local planning policies and will comply in all aspects with current Building Regulations requirements.

Ralph Shepherd MCABE, Dip HI
December 2020