

**PROPOSED CONSTRUCTION OF 2-STOREY EXTENSION AND
PROPOSED NEW GARAGE TO REAR OF PROPERTY AT:**

109 ST MARTINS ROAD, CAEPHILLY, CF83 1EN

**DESIGN AND ACCESS STATEMENT
(APRIL 2021)**

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Introduction

1. The development site is situated in the community of Caerphilly.
2. The proposed development is seeking to construct a 2-storey extension to the rear of this detached dwelling and a new garage to replace an existing garage. (See plans enclosed)

Access and Parking

3. This development will have no adverse effect on car parking.

Character

4. The proposed development is seeking to construct the 2-storey extension to the rear the property which will assist in providing improved facilities and functionality for the family who occupy this dwelling. The proposed garage will be sited in the rear garden and is intended to replace an existing garage
5. Amount, Layout and Appearance:
The 2-storey extension will comprise bedroom facilities and an extended kitchen/dining area.
6. Scale: The scale, siting, height and orientation of the extension will not dominate or prejudice the privacy or amenity of adjacent properties.
7. Appearance: External appearance will consist of the following:
The roof will be a pitched roof with roofing tiles to match existing. Windows, external doors, fascias, soffits, gutters and downpipes will be completed in white UPVC finish to match existing. The external walls will be rendered blockwork
8. Landscaping: There will be no landscaping required in this project.

Community Safety

9. The site is in a low crime area and no specific measures beyond normal security measures are proposed.

Environmental Sustainability

10. The proposal is seeking to provide an energy efficient extension.
11. Windows will be double-glazed units to be formed using 6:16:6 overall argon-filled cavity units with "low E" coating to meet the current requirements under Part L of the Building Regulations. Glazing will comply with BS 6206.

Movement to and from and within the development

12. Vehicular access will be as per existing arrangements.

Conclusion

13. With regards to local planning policy, the proposal is seeking to comply with the following:

- The form, bulk and design of the proposed dwelling is intended to be in keeping with its surroundings;
- The character, design and materials of existing buildings are respected.
- Residential amenity is not compromised;

14. It is considered that there are no factors within this statement that suggest that current local planning policy requirements cannot be met. The form, scale, orientation and overall dimensions do not differ to an unacceptable degree to those of nearby properties. The proposed development is seeking to respect the general character of the area. The development will allow for satisfactory levels of privacy and amenity and the development will be safely accessed. Therefore, it is concluded that the proposed development will achieve compliance with all aspects of current local planning policy.

Ralph Shepherd MCABE Dip HI
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