

SUPPORTING STATEMENT

RIVER VIEW, LLANBISTER ROAD, LLANDRINDOD WELLS, LD1 5UT

ERECTION OF EXTENSION TO DWELLING, INCLUDING DEMOLITION OF CONSERVATORY AND INCREASE IN ROOF PITCH

Introduction

This statement is submitted in support of an application for extension and alterations (including increase in roof pitch) to an existing dwelling.

Planning History

Planning permission was granted on 9 August 2019, under application no. 19/0108/FUL, for erection of extension to dwelling (including demolition of conservatory and detached garage) together with erection of a stable building, change of use of land to equestrian use and associated works.

The permission has been implemented by the demolition of the detached garage and erection of the stable building.

Proposal

This application seeks to retain the extension approved in 2019, but with a small increase in size to accommodate a toilet and an increase in the roof pitch to improve the first floor accommodation. In addition, a garage will be added at the South East end of the dwelling to replace the detached garage now demolished.

The roof pitch increase of 5 degrees and will result in a ridge height 0.53m higher than existing. This will, however, provide a significant improvement to the first floor bedroom, which is entirely within the roof space.

Design/Appearance

The extension will be constructed in rendered masonry above a brick plinth with a slate roof covering, and Upvc windows, all to match existing.

Biodiversity Enhancement

Biodiversity enhancement measures have been added to drawing no. 2158/04.

Wildlife Sensitive Lighting Plan

Lighting to be designed in accordance with the recommendations of the Bat Conservation Trust booklet 'Bats and Lighting in the UK'.

External light fitting to be maximum 7W Warm White(2700 Kelvin) LED not exceeding 700 lumens and mounted no higher than 2.4m above ground level with a beam angle below 70 degrees. Light fittings to be operated automatically using PIR motion sensors set to trigger for no more than 1 minute maximum illumination and situated to avoid being triggered by incidental movement of passing animals, cars, passers-by, etc.