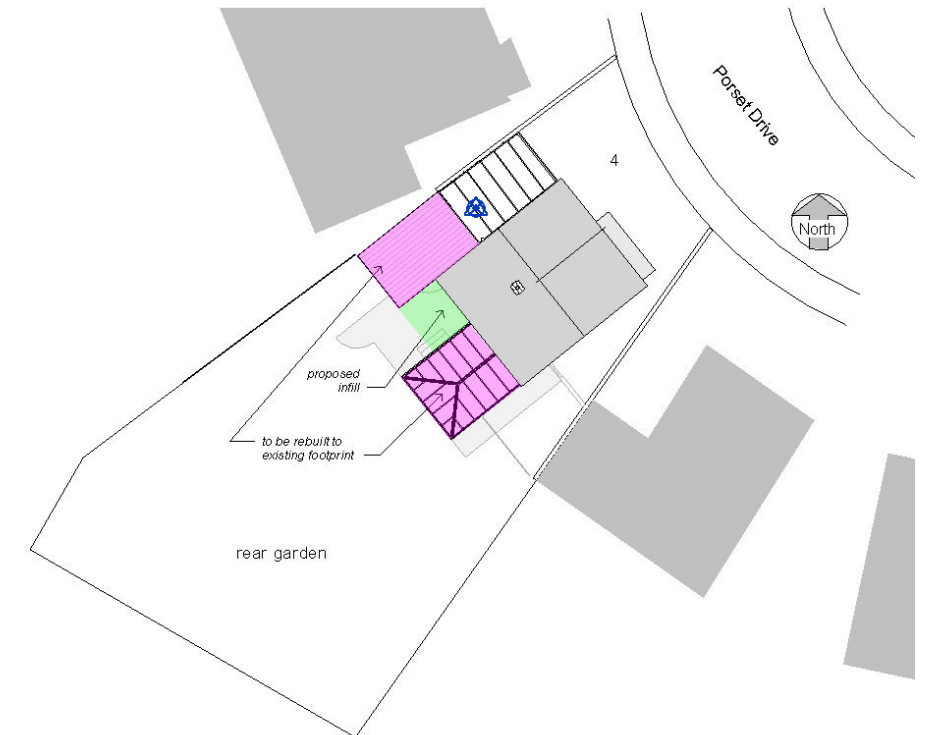


## Wedgewood Design Ltd

Jonathan Wedgewood BSc (Hons) BArch ARB RIBA  
70 Llandennis Avenue • Cyncoed • Cardiff • CF23 6JJ  
Tel: 029 2075 3588 Mob: 07762 644 233



### Proposed single storey extension to rear:

#### Rebuild garage and conservatory footprint as habitable space with new connecting infill between

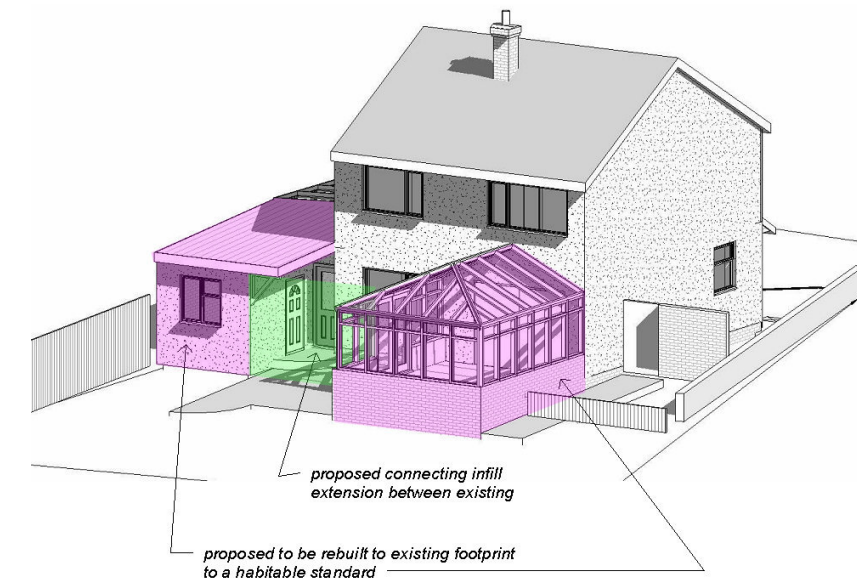
This proposal seeks to demolish the existing rear garage and conservatory and replace them with new cavity walls and flat roof, built and insulated to current habitable standards. A new small infill extension will connect the two rebuilt footprints and provide enlarged kitchen space facing onto the garden.

Materials will match the main house using render and brick on the walls, while the profiled sheet metal roofing over the original garage will be replaced with a flat roof membrane that unifies the new proposal.

The property has a generous corner garden plot that widens and falls to the rear, and it is believed that the proposed remodeled extension won't significantly alter the existing amenity and aspect in relation to the neighbouring properties.

The existing conservatory extends more than 4m from the rear of the main house, so this rebuild will be submitted under a Householder application for formal consideration by the Authority.

*Note that the existing house is currently undergoing refurbishment, but work has not yet commenced on the new pending proposal, subject to this application.*



Sketch view of existing rear (NTS)

