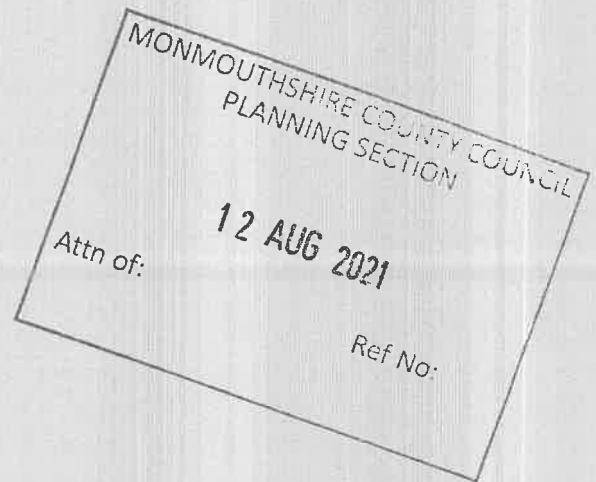


Planning Statement

August 2021



Status: Final

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Issued: 28/07/2021

Meeting Date: n/a

Location: n/a

For the attention of:
Development Management Officer
Cyngor Sir Fynwy / Monmouthshire County
Council

Content:

Content:

Summary of Proposed Changes

New Volume and Style

Net Benefit Features

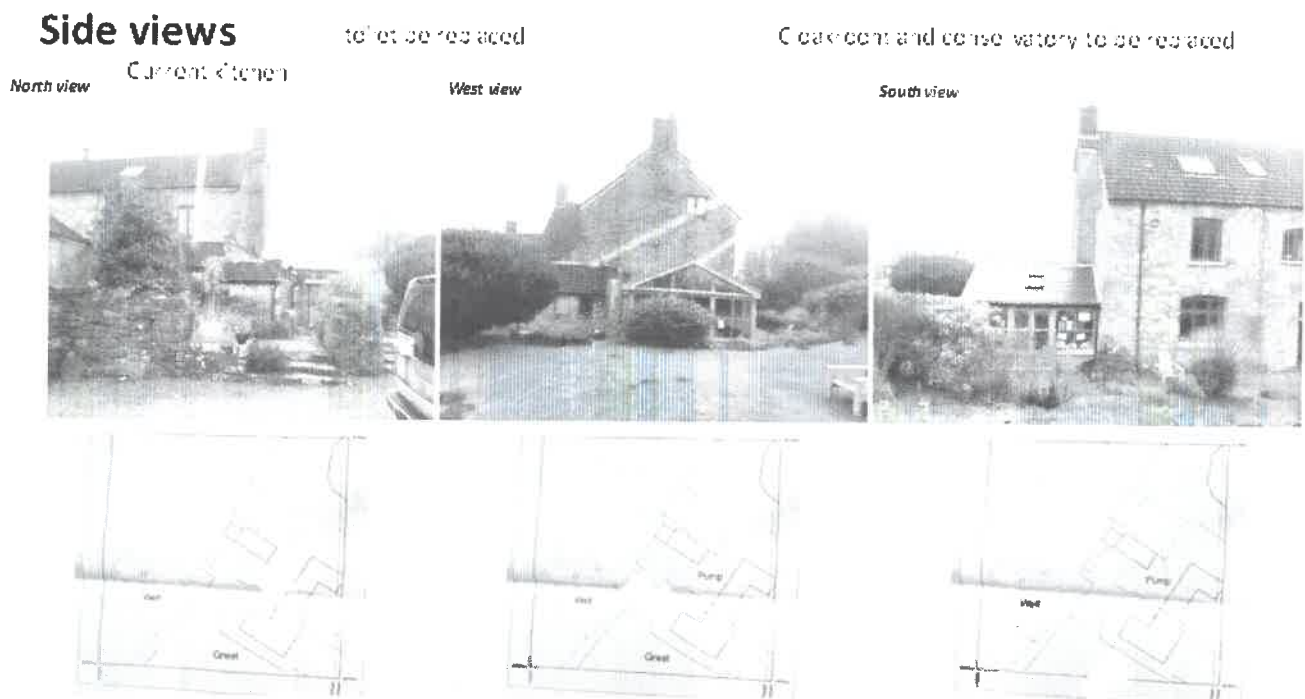
Note: The following proposal has been subject to the Pre-Application Advice process with Development Management Officer, Mr Tudor Gunn in March 2021 (DM/2021/00448).

1.0 Summary of proposed changes

My clients live in a four bedroomed, three-storeyed, semi-detached rural house in the hamlet of Trellech Grange, Nr Chepstow.

The aim of these proposals is to seek planning permission to create some additional and dedicated space for a growing equestrian family and increased home working as well as undertaking some much needed up-grades to the current buildings' condition and thermal efficiency.

My clients are proposing to replace a somewhat chaotic group of energy inefficient lean-to extensions of varying materials, used as a cloakroom/corridor and a toilet, and an ageing timber conservatory with a new two-storey extension. This has been designed to complement but be subordinate to the existing stone-built house.



The new extension would be located on a slightly narrower and longer footprint than that currently occupied by the existing buildings. It would be located seven metres away from the closest neighbours' property and would be facing agricultural fields with no overlooking of neighbouring properties beyond.

Some minor additional work to replace the existing lean-to kitchen roof is also proposed with the benefit of up-grading a thermally inefficient roof and shed additional light into a very dimly lit, north-facing existing kitchen area. The rooflight closest to the neighbouring property will be fitted with obscured glazing.

There would be no changes to the existing water, electricity, sewerage and gas connections and services. There would be no impact on or loadings required of any 'public' network.

2.0 New Volume and Style

The proposed extension would increase the total house volume from 687m³ to 849m³. This would represent a net volume increase of 162m³ or 24%.

Proposed materials will reflect the palette used on the existing house and nearby outbuildings in a traditionally constructed masonry building. Local natural stone, slates, off-white render, green oak highlights

and painted carpentry detailing is to be used throughout to match, respect and complement the existing house.



3.0 Net Benefit Features

It was advised in the Pre-Application Report to (a) verify whether any bats are using the existing dwelling and (b) ensure that the proposed extension complies with PPW11, the Environment (Wales) Act 2016 and LDP policy NE1 through the provision of net benefit features (biodiversity enhancement).

My clients have therefore commissioned both a daytime and two bat emergence surveys with AVA Ecology Ltd. The details and findings are attached to this application.

I also attach a separate biodiversity enhancement plan detailing the proposed external lighting strategy and how the surrounding biodiversity will be re-promoted and enhanced alongside the proposed works.

In accordance with the written pre-application advice, the following policies have also been reviewed and taken into account in submitting this application:

- DES1 LDP General Design Considerations
- EP1 LDP Amenity and Environmental Protection
- S13 LDP Landscape, Green Infrastructure and the Natural Environment
- S17 LDP Place Making and Design
- LC4 LDP Wye Valley AONB
- NE1 LDP Nature Conservation and Development
- LDP Policies H5 & H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings SPG April 2015.