

Planning Statement



Householder Planning Application for a Two Storey Extension
at 41 Rhoslan, Guilsfield, Welshpool, SY21 9NR

May 2021

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1. Introduction

Site Location

- 1.1 This Technical Note seeks householder planning permission for a two-storey extension at 41 Rhoslan, Guilsfield, Welshpool, SY21 9NR.



- 1.2 The site is located within the settlement boundary of Guilsfield and comprises a semi-detached, two storey property located on an established housing estate.

The Proposal

- 1.3 The application seeks consent for the erection of first floor side extension following the demolition of the existing flat roof garage. In addition, the proposals include single storey extension to the rear and the extension and reconfiguration of the porch area at the front of the property. The proposal involves the reconfiguration of the property to create more space for the applicant, whilst improving the external appearance of the property.

- 1.4 The flat roof garage to be demolished measures 38sqm and the new floor area measures 75sqm, as a result the extension will create 37sqm additional floor space. The single storey extension to the rear of the property will provide a larger kitchen/ dining area and the existing sunroom, WC and garage will be reconfigured to provide a games room, utility, WC and smaller garage/ store area.
- 1.5 There is an existing alcove area to the front of the property adjacent to the porch and garage. The proposals involve the extension of the garage into the alcove, porch area to provide useable space and square off the property.
- 1.6 The first floor will be extended over the garage and the layout will be reconfigured to provide a master bedroom with dressing room and ensuite.
- 1.7 The proposed extension is considered to be consistent with a property of this type and is deemed to be in keeping with the surrounding area. The proposals are of an appropriate scale and proportion relative to the existing dwelling and would not exceed the existing eaves or ridge height. Additionally, the existing garden area is of a modest size, as such the proposed extension would not compromise the outdoor amenity space.
- 1.8 The proposed materials will assimilate the existing property and will assist with complementing the surrounding setting. The roof will be tiled, and the external walls will comprise a mix of render and brickwork.

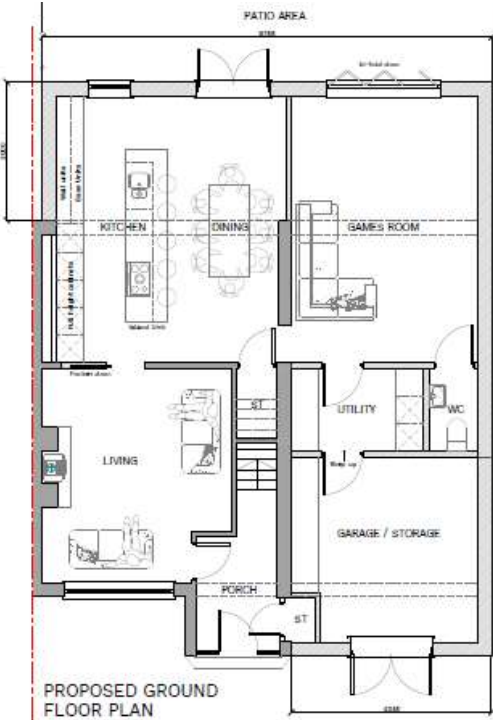
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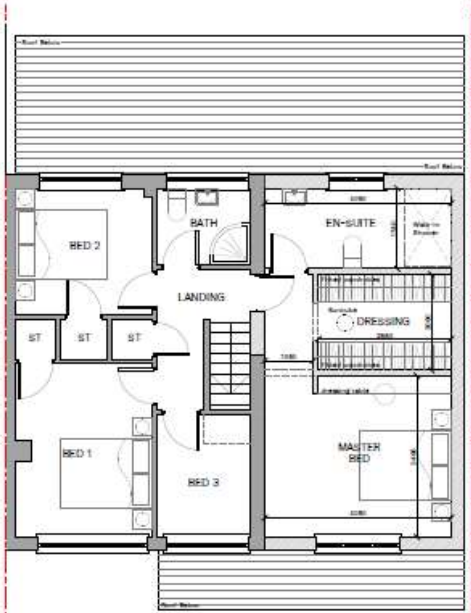
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

2. Planning Policy

Local Planning Policy

2.1 The current Local Plan for Powys comprises the following document:

- **Powys Local Development Plan (2011-2026)**

2.2 The Plan was adopted by the Council on 17th April 2017 and sets out the Council's policies for the development and use of land in Powys, and for reconciling uses, up to 2026. It is applicable to all of Powys except the Brecon Beacons National Park.

SP7 – Safeguarding of Strategic Resources and Assets

2.3 SP7 seeks to safeguard strategic resources and assets in the County and development proposals should not have an unacceptable adverse impact on the resource or asset and its operation. Strategic resources and assets including:

1. Land designated at international, European or national level for environmental protection.
2. Historic environment designations
3. Recreational assets

DM2 – The Natural Environment

2.4 This policy states that development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity .

DM13 – Design and Resources

2.5 This policy confirms that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. The

policy wording confirms that proposals will only be permitted where all of the criteria outlined in the policy is satisfied.

H7 – Householder Development

- 2.6 This policy states that householder developments are important as they allow homeowners to meet their changing needs, add value to properties and also through good design it is possible for homeowners to reduce their energy bills. Badly designed householder development can seriously affect the appearance of a building and have a negative impact on neighbouring properties and the street scene. PPW requires that all new development, extensions, and alterations to existing properties are well designed.

3. Policy Appraisal

- 3.1 Policy H7 supports residential extensions and therefore the principle of development complies with the requirements of the Powys LDP (2018). The appearance of the development, scale and its impact on its surrounds are key considerations which have been addressed as part of the proposal.
- 3.2 Policy DM13 sets out the main material considerations for the acceptability of a scheme and further guidance contained in the Powys Residential Design Guide has been utilised to inform the proposal. The proposed extension and alterations to the property have been designed to complement the surrounding area and existing property in terms of appearance, integration, scale, height, massing and design detailing. The overall design is considered to comply with the relevant policy and guidance.
- 3.3 Although the application includes the removal of a garage, the proposal does not seek alterations to the existing means of access to the property. The loss of the garage will not reduce the number of parking spaces as it is currently used for storage. Therefore, it is considered that the proposal would not unacceptably affect highway safety in accordance with the relevant LDP policies.
- 3.4 The amenity of the neighbouring property has been considered in line with the Powys Residential Design Guide 2004 and LDP Policy DM13 (Part 11). The property is surrounded by a number of similar, semi-detached residential dwellings, some of which have been extended and amended and therefore a precedent has been set for extensions in the area.
- 3.5 There are no surrounding strategic resources and assets and therefore the proposals would have no adverse impact on strategic resources and assets in line with Policy SP7.

- 3.6 An Ecological Survey supports this application and concludes that the proposal would have no negative impact on biodiversity or geodiversity, in line with the requirements of LDP Policy DM2.

4. Conclusion

- 4.1 The proposed extension is considered to comply with the relevant planning policies contained within the Powys LDP. The proposals are proportionately scaled and well designed to sympathetically integrate with the main house and the amenity of the surrounding properties.
- 4.2 The extensions and alterations carefully reconfigure the external appearance of the property whilst providing additional space and rooms internally. The extension does not present any negative impacts on the area and is considered to be of an appropriate design and scale.