

PLANNING STATEMENT



PROPOSED SINGLE STOREY FRONT EXTENSION
SUNVILLE BUNGALOW
HIGH STREET
BLACKWOOD
NP12 1AN`

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APRIL 2022

PROPOSAL

The proposal is to construct a single storey extension to the front of the property which is in front of the Principal elevation. The building will extend the existing lounge enabling use of the front garden as amenity space as this area has a south facing aspect whereas the rear is shaded as can be seen from the google Earth extract above.



A single storey extension in this location would be about 30 metres from the rear elevations of the properties in High Street



SITE IMAGES



The front garden of this property is quite secluded and the proposal makes no impact on the adjoining properties amenity areas



The application site as well concealed as can be seen in the above image. The relationship of the 2 properties is not a 'Street' it is a small private development of 2 similar buildings



The wall and fence along the forecourt enclose the area so that it becomes a 'private' amenity area. The garages opposite also obscure any view from the terraced house in High Street



POLICY ANALYSIS

The advice provided in the Pre-App raised concerns about its 'ability to integrate with the Character and appearance of the area'. When we consider the 'area' it is merely 2 dwellings in a private cul-de-sac whose neighbours are a set of random poorly designed garages. These are at the rear of Terraced houses fronting High Street. There is no established common design in this location.

The advice commented that 'neighbouring properties have retained their original design frontage and ... creates a uniform characteristic to the area'. There is only 1 neighbouring property so it is hardly a community.

The application is completely compliant with the aspirations of Policy CW2 as it clearly

- A. Does not have an unacceptable impact on the amenity of adjacent properties or land
- B. Would not result in over-development of the site or its' surroundings
- C. It's use is compatible with surrounding land uses and wouldn't constrain the development of neighbouring site for their identified land use
- D. The viability of existing neighbouring land uses would not be compromised by virtues of their potential impact up on the amenity of the proposed development

It is understandable that Policy protects the Principle elevation particularly in a street scene but this is not a 'street'.

Summary

The proposal presents 'no harm' to its' surroundings. Although the 2 dwellings may be in line they do not represent a 'Street'.

The site is not a through road and is in fact cul-de-sac with difficult access so invariably only used by residents or visitors, apparently even delivery drivers walk up from the main road if possible.

The application is policy compliant and therefore should be approved