



Apply for plan permission

**Convert old unhabitated house into four flats
with single storey rear extension**

1 Station road
Llanbradach
Caerphilly
Post code: CF83 3LF

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Report by
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General information

In general, the house is unhabitated and in old condition which needs full alternation and renovation to be ready for dwelling. The Property is in station road which is principal view. The main door is in the same road and there is a rear door in the Lewis terrace in the back garden. The property is end of terrace which consists of a basement and three floors. The basement consists of living room and bedroom with external access from stair in rear garden. The ground floor consists of kitchen, two living rooms and toilet. There access from living room to the basement via internal stair. The first floor consists of three bedrooms with access to the second floor which has two bedrooms.

Scope

Convert the property into four flats:

- Single storey rear extension
- Internal alternation to convert into flats

1. Single storey rear extension

- The rear extension on the ground floor will be only 3.0 metre in length along existing house width
- A flat roof will be designed for the new extension to not block light for the next doors
- It is used as extension for lounge and living room for flat 2
- The fenestration pattern will be kept as same as of the original house

2. The Householder design checklist for one storey rear extension

- Not to exceed 50% of the total area of the curtilage. Drawing No. 84-A09
- Not to exceed height of the eaves of the existing dwelling house (2.00). Drawing No. 84-A10
- Not to exceed a height of 4 metres within 2 metres of the boundary (2.6m). Drawing No. 84-10 & A11
- No verandas, raised platforms, roof terraces or balconies. Drawing No. 84-A13 to A15
- Appearance of materials in wall to match existing. Drawing No. 84-A13 to A15

3. Curtilage area vs extension and outbuilding

- Property area 93.5 sq.m. Drawing No. 84-A09
- The original house area is 63.0 sq.m
- The curtilage area is 30.5 sq.m
- The rear extended proposed area is 11.4 sq.m which is less of half of the curtilage area 15.25 sq.m



4. Checking the Design Guidance for flat-01 on ground floor

- The flat consists of combine lounge-kitchen room and one separated double bedroom. Area: **36.3 sq.m**
- The size of the double bedroom is 11.0 sq.m
- The size of the lounge - kitchen is 13.9 sq.m
- The size of corridor is 2.8 sq.m
- The size of the bathroom is 3.4 sq.m
- The total area for the flat is 36.3 sq.m
- The cycle and bin storage are dedicated on the ground floor where the access will be in the rear door detail is shown in the drawing No 84-A10

5. Checking the Design Guidance for flat-02 on ground and first floor

- The flat consists of combine lounge-kitchen room and one separated double bedroom. Area: **50.5 sq.m**
- The size of the double bedroom is 12.2 sq.m
- The size of the lounge - kitchen is 15.3 sq.m
- The size of corridor on ground floor is 3.5 sq.m
- The size of corridor on first floor is 4.0 sq.m
- The size of the bathroom is 3.6 sq.m
- The total area for the flat is 50.5 sq.m
- The window in living room will be glazed glass non open at 1.7m
- The cycle and bin storage are dedicated on the ground floor where the access will be in the rear door detail is shown in the drawing No 84-A10

6. Checking the Design Guidance for flat-03 on first and second floor

- The flat consists of combine lounge-kitchen room and one separated double bedroom. Area: **63.8 sq.m**
- The size of the double bedroom is 13.0 sq.m
- The size of the single bedroom is 8.3 sq.m
- The size of the lounge - kitchen is 19.2 sq.m
- The size of corridor on first floor is 4.4 sq.m
- The size of corridor on first floor is 4.1 sq.m
- The size of the bathroom is 3.3 sq.m
- The total area for the flat is 63.8 sq.m
- Two skylights will be installed on the gable roof to provide more light for double bedroom
- The cycle and bin storage are dedicated on the ground floor where the access will be in the rear door detail is shown in the drawing No 84-A10



7. Checking the Design Guidance for flat-04 on basement

- The flat consists of combine lounge-kitchen room and one separated double bedroom. Area: **38.0 sq.m**
- The size of the double bedroom is 10.5 sq.m
- The size of the lounge - kitchen is 19.3 sq.m
- The size of corridor is 1.0 sq.m
- The size of the bathroom is 2.9 sq.m
- The size of the utility is 2.6 sq.m
- The total area for the flat is 38.0 sq.m
- The access to the flat is through rear gate
- The cycle and bin storage are dedicated on the ground floor where the access will be in the rear door
- detail is shown in the drawing No 84-A10

8. Compatibility development with the neighbourhood

- The same materials, fenestration, wall colour, roof pitch will be used as same as the existing house
- No development will be furthermore principal elevation of the neighbourhood

9. The set of drawing and detail are attached

- Site location plan. Drawing no. 84-A01
- Existing plans, views, sections. Drawing no. 84-A02 to A08
- Proposed plans, views, sections. Drawing no. 84-A10 to A15



Front view-principal view - North



Rear view - South



Side view - West - front



Side view - West - rear



Side view - East



Next door single storey rear extension No. 2