

COVERING LETTER FOR HOUSEHOLDER PLANNING

APPLCIATION AT 20 QUANTOCK CLOSE, RISCA, NEWPORT. NP11 6QW

This covering letter is to compliment the drawings and photos attached with the application.

The client (Ms Cooze) has previously employed an architectural designer to advise on what might be possible at the property to increase the living space and enjoyment of the property. Unfortunately, the designer suggested a very insensitive design with little consideration for the surrounding area or planning SPG and this project was rightly declined.

The application is an attempt to reevaluate the design in a more considerate and sensitive way. The approach is based on the application that was approved by the LPA in 2005 (ref P/05/1431 – erect conservatory).

The current design is intended to sensitively in appearance be very similar to the precedent set in 2005 and again amended in 2023 with the approval to change the previously considered acceptable conservatory with a solid roof (23/0198/HH) at 34 Quantock Close.

The elevation of 34 Quantock Close (neighbours address) is the same as 20 Quantock Close (applicant address), the proposal is very similar in design.

The client has since the disappointing and unpleasant experience with the previous application also spent many hours considering the correct design and has consequently recorded all projects within a 1mile radius. These images are attached with the application and provides an impressive background to the style of development in Risca.

There is also a property we would like to draw your attention to within the 1mile radius and indeed is approximately 200m from the applicant's address.

**No. 1 Cleveland Drive 18/0064/FULL – Erect single storey Front extension for family room – APPROVED 2018.** This project is not quite as considerate as this new proposal at 20 Quantock Close however it does show a more recent precedent of approving front extensions although 1 Cleveland Close backs onto the main road through Risca of Holly Bush Road whereas 20 Quantock Close is deep within the estate and surrounded by similar and more obtrusive developments.



We hope the planning Department can understand the journey the applicant has been on and finds it acceptable to approve the sensitive design this time around.