

Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: Erection of first floor extension to side over garage, and single storey rear extension.

Site: 19 Rudry Close, Cardiff CF83 3EU

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 19 Rudry Close. It has been produced to support the proposal of adding an additional floor over the single storey garage and erecting a single storey rear extension.
- 1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.3 This Design and Access Statement is supported by the following documents:
 - (3)001 Existing Plans
 - (3)002 Existing Elevations
 - (3)003 Proposed Floor Plans
 - (3)004 Proposed Elevations
 - (3)005 Existing and Proposed Block Plans
 - (3)006 Location and Site Plans

2.0 Overview of Site

- 2.1 Rudry Close is situated within the Porset neighbourhood in Caerphilly.
- 2.2 The surrounding area is mainly residential, characterised by two-storey detached dwellings.
- 2.3 The predominant materials defining the architectural character of the area include brick and render facades, concrete profiled roof tiles, UPVC windows, as well as UPVC guttering, fascia's, and downpipes.
- 2.5 The site benefits from a good-sized rear and side garden, with attached single storey garage.

3.0 Site Planning History

- 3.1 The online records show a previous planning application has been permitted - 22/0155/RET Retain and complete front porch extension.

4.0 Design

- 4.1 It is proposed to extend above the existing single storey garage to the side, to provide an additional bedroom. It is also proposed to extend to the rear to create an open plan kitchen, living, and dining room.
- 4.2 The design strategy involves replicating the architectural style of the street from the front, while presenting a modern aesthetic at the rear.

Layout

- 4.3 The ground floor extension will enhance the kitchen's size, providing improved access to the garden through new bi-fold doors.
- 4.4 The former kitchen area will be divided to expand the utility space and create a new private study.
- 4.5 The side extension on the first floor will introduce a new bedroom and relocate the family bathroom.

Appearance

- 4.6 The proposed materials to the front of the side extension will mirror the existing facade, with render, the bottom and side of the existing garage will also be rendered.
- 4.7 The existing roof tiles will be replaced with flat grey modern look tiles.
- 4.8 To the rear the existing and proposed first floor will be clad with vertical black cladding, with the ground floor to be rendered to match the sides.

Landscape and Access

- 4.10 The proposed work will not require any felling of trees due to the nature of the proposals.
- 4.11 Access will remain the same to the property.
- 4.12 The existing two car parking spaces will remain, the existing garage does not meet minimum size requirements, however an additional parking space can be found on street as there is ample spaces.

5.0 Summary and Conclusions

- 5.1 The proposal to extend to the side and rear will have limited negative impact on the surrounding area.
- 5.2 The proposal will follow the Planning Policy Wales and framework guidance of the Caerphilly Local Development Plan.
- 5.3 In summary, there are no identified adverse impacts which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

6.0 Photographic schedule



Fig 1 Front of property



Fig 2 Rear of property



Fig 3 Side of property