

Proposed development and purpose

The proposed access to the property from the streetscape will remain unaffected, with the front entry door conveniently reachable on foot from Garden Suburbs.

A new off-street parking space is envisioned at the rear of the property, accessible from Silver Street, the rear lane. This will involve removal of the rear wall. Importantly, due to the east-to-west slope of the applicant's property, the proposed wall removal will not be visible from Garden Suburbs itself, owing to the lower elevation.

The limited visibility from Garden Suburbs and its minimal impact on the surroundings mitigate potential concerns. The off-street car parking space will be realistically viewable primarily from Silver Street. It is noteworthy that several neighboring properties have recently been granted LBC for similar endeavors, establishing a precedent for such modifications. Additionally, the proposed changes are less extensive compared to adjacent properties that have constructed single-story garages to the rear. The proposal not only aligns with established practices but also contributes to a reduction in on-street parking demand on the already congested Garden Suburbs. This, in turn, serves to alleviate existing parking pressures in the area.

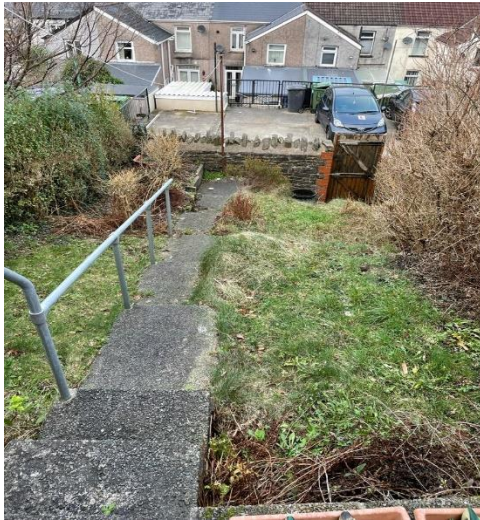
Materials

The aim is to create a permeable driveway allowing rainwater to still go into the ground. Gravel is our first choice. To prohibit the gravel from spilling over into the road we will create a border such as pavers, see example pictures below. This will also be aesthetically pleasing and complimenting the overall property.



Creation of a parking space at the rear of 25 Garden Suburbs, Pontywaun, NP11 7GB

Measurements and other relevant info



Current situation.

Pic 1) = view from above.

Pic 2) = view from lane.
Wall to be removed.

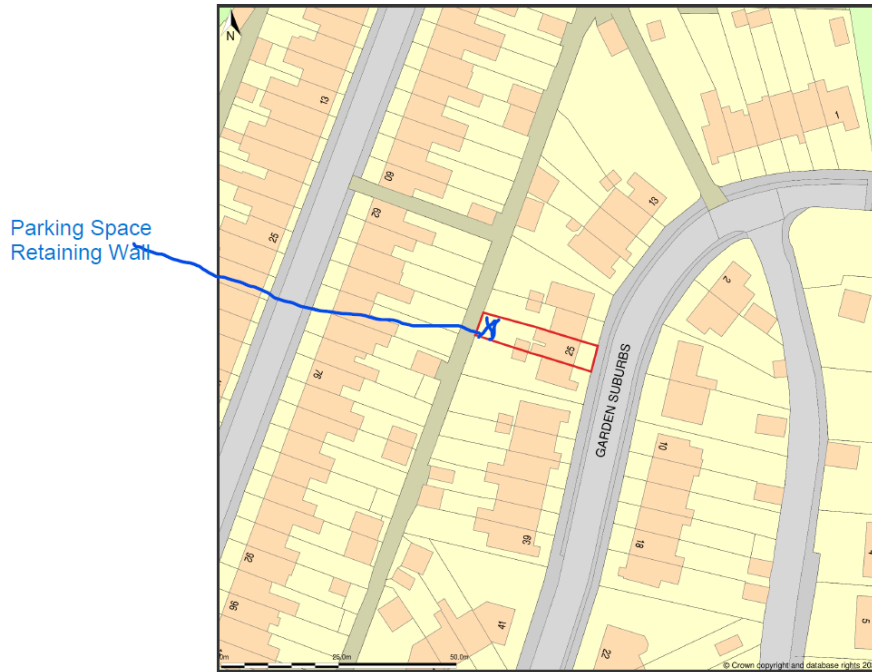


Pic 3) =
example of
neighboring
properties
parking space
creation

Creation of a parking space at the rear of 25 Garden Suburbs, Pontywaun, NP11 7GB

Survey Area

25, Garden Suburbs, Pontywaun, Caerphilly County Borough, NP11 7GB



Location Plan shows area bounded by: 322108.22, 192981.37 322249.64, 193122.79 (at a scale of 1:1250), OSGridRef: ST22179305. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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