

Caerphilly County Borough Council
Planning Division
Tredomen House,
Tredomen Park,
Ystrad Mynach,
Hengoed.
CF82 7WF

February 2024

INTRODUCTION:

This application is being made on behalf of the homeowners of 5 Carmarthen Court, Hendredenny, CAERPHILLY CF83 2TX

The application being submitted is a Householder Application for an extension to the side and front of the bungalow property.

The following information will provide justification for the proposal and application:

- AL-PA-01 Site Location Plan and Existing Layouts
- AL-PA-02 Proposed Layouts

Whilst designing and preparing the required application documentation the following legislation has been taken into consideration:-

- Local Development Plan
- Planning Policy Wales 2011
- TAN 12 Technical Guidance 2016
- TAN 15 Flood
- Natural Resources Wales – Flood Maps
- Supplementary Guidance LDP7 – Extensions

Planning Policy Wales:

States:- *‘Good design is also inclusive design’*

Which we believe the provided layouts denotes, for the family and design to be included as one.

TAN 12:

States:-

Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

This document demonstrates and confirms the proposed design does not have any detrimental impact to the existing community or neighbouring properties.

TAN 15/FLOOD MAP:



NRW Development Advice Map

The application site is within Zone A and classed to have little or no risk of flooding. This site is highlighted by the red dot on the above map.

EXISTING AMENITIES/SITE

The application site, as shown in the below photographs, is 0.0.28hectare, which consists of:

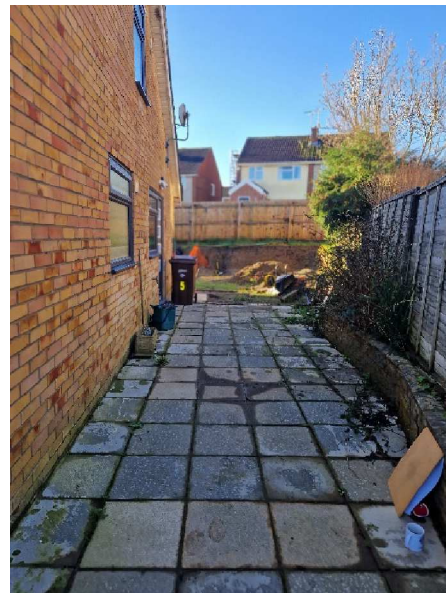
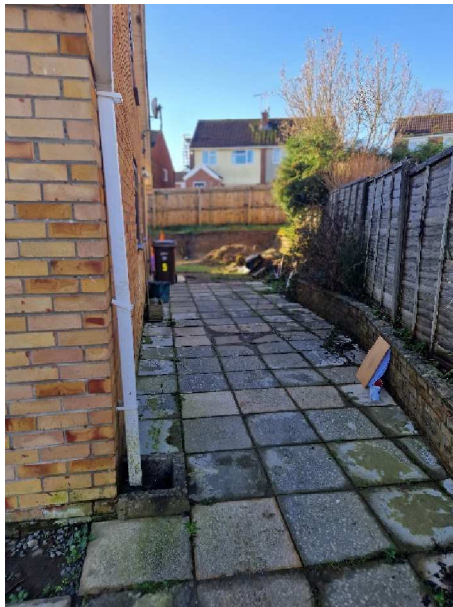
- A semi-detached bungalow with a previous loft conversion
- Untraditional site layout with the main entrance not off the highway but off a pedestrian footpath set between Carmarthen Court and Conway Court, as demonstrated in the below photographs (timber fence is application site)



- Private driveway, leading to rear patio and side access of the property, which is the primary access for the property, in lieu of the footpath (as above)
- The front garden is used as the rear garden for the homeowners due to the layout of the application site
- Building with a footprint of 65m²



Driveway and rear garden – main access for the application site



View of area proposed for development, with view of Conway Court in the background

LDP5:

The driveway provides parking for 1 vehicle, there are changes proposed to alter this provision.

LDP7:

Guidance Note 1:

Carmarthen Court offers a range of different style properties which include, as the application site, semi-detached bungalows, detached bungalows, dormer bungalows and semi-detached and detached houses.

The property site provides an unconventional access route. The main frontage of the property faces Conway Court rather than the road of Carmarthen Court. To reach the property, you have two options:

1. **Footpath Access:** You can access the property via the footpath that runs between Carmarthen Court and Conway Court.
2. **Direct Highway Access:** Alternatively, you can directly access the property from the highway of Carmarthen Court.

When inspecting the property, note that the area typically considered the front garden—as is the case for most dwellings along this road—is used as the rear garden.

Guidance Note 2:

The homeowners are seeking approval for a side and front extension as an alternative to a potential side and rear extension. The decision to focus on the front elevation is justified by the distinctive layout of the site. Ordinarily, front extensions are not considered due to their impact on and proximity to the highway, as well as the visual alteration they bring to the local area.

The proposal involves a single-story extension with a flat roof. The drawings provided include details of this extension and its impact on the front of the site, as well as its effect on the residents of Conway Court and the neighbouring property to the west. Notably, Conway Court is situated at an elevation above Carmarthen Court.

The proposed extension's height remains within the existing boundary fence height of the application site. Importantly, it will not visually impact any property along Conway Court.

The proposed width of the extension is less than 50% of the original property, with the extension providing a further 28m² internal area. The proposed area is to provide the family a much-needed kitchen and dining space. There are no other changes to the property, with exception to the existing kitchen converting to a utility room.

The current side access will be relocated to within the proposed extension, the front access will be retained, as noted within this document the use of this access is very limited.

Given that the application property is a bungalow, incorporating a similar style roof for the extension would make it more imposing for the surrounding area. By opting for a flat roof, the visual impact is reduced, which is why this design choice is being proposed.

Excluding the driveway and steps the existing current garden area is 189m², the proposed site layout with the extension provides the application site of 150m² of garden area.

Guidance Note 3:

Not applicable

Guidance Note 4:

Not applicable

Guidance Note 5:

Not applicable

Guidance Note 6:

No planting affected by the submitted proposal.

Guidance Note 7:

Access to and from the application site onto the highway network will be as the existing provision.

Guidance Note 8:

Not applicable

Guidance Note 9:

Energy efficiency for the building and in use will be considered and where enhancement is viable these will be included, such as:

- Local builders to minimise travel distances
- Locally resourced materials
- Energy efficient lighting
- Thermally insulating the extension to reduce heating costs

APPEARANCE:

1. **Consistent Style:** The primary objective is to ensure that the extension harmonises with the existing property style. By maintaining consistency, we aim to seamlessly integrate the new structure with the original architecture.
2. **High-Level Window:** The inclusion of a high-level window serves a specific purpose: natural illumination. This window is strategically positioned to flood the designated area with daylight. If necessary, the glazing will be obscured or frosted, ensuring privacy while still allowing light to filter through.
3. **Roof Lantern:** To enhance both light and ventilation, a roof lantern will be incorporated. This feature introduces additional natural light into the extension, creating an inviting and airy atmosphere.
4. **Bi-Fold Doors:** The proposal includes bi-fold doors for the dining area. These doors seamlessly connect the indoor space with the outdoors, blurring the boundaries and providing an indoor/outdoor feel. Imagine opening those doors on a sunny day, extending your dining experience to the fresh air and greenery outside.

In summary, the design aims for a cohesive blend of aesthetics, functionality, and comfort.