

DESIGN AND ACCESS STATEMENT

Proposal: Ground Floor Extension, Loft Conversion with Rear Dormer and Ancillary Buildings

Site Address: 4 Nant-y-Moor Close Marshfield Newport, NP10 8HH

Introduction

This Design and Access Statement supports a planning application for a North East and North West Ground Floor Extension with Loft Conversion with Rear Dormer addition to an existing detached dwelling located on Nant-y-Moor Close, Newport.

This Design and Access Statement accompanies a planning application for ground-floor extensions to the north-east and north-west elevations, a loft conversion with a rear dormer, and the addition of ancillary garden structures and gym at the north-west end of the garden.

The development seeks to provide additional family accommodation through the extension of living and dining space on ground floor and an addition of a bedroom on the loft. The proposal has been designed to enhance the functionality and quality of the existing home while responding sensitively to the site context and local planning guidance.

The proposal aims to provide improved and expanded family accommodation, enhancing the functionality of the existing home while responding sensitively to the site, surrounding properties, and local planning guidance.

The Proposal

i) **Ground floor extension:**

A single-storey extension is proposed on the north-east and north-west sides of the dwelling to create an enlarged kitchen, dining area, and private living space. These rooms will open onto the private rear garden, making effective use of the site's generous depth.

To protect the privacy of neighbouring property, the pantry window and door will be fitted with obscure glazing.

ii) Loft Conversion

The loft will be converted to provide an additional bedroom with an ensuite bathroom. A rear dormer is proposed to maximise internal headroom. Dormer windows will be obscure-glazed to prevent overlooking.

Roof lights are incorporated on the dormer roof and the front elevation to ensure adequate natural daylight.

iii) Ancillary Buildings

At the far north-west end of the garden, three ancillary structures—a garage, hobby room, and gym—are proposed to meet the applicant’s domestic needs. All openings face the main house to prevent any impact on neighbouring privacy.

Design and Amenity Considerations

The proposal has been carefully designed to comply with local planning policies and design guidance, with particular regard to protecting the amenity of neighbouring residents.

- The scale, siting, and orientation of the extension and ancillary structures avoid issues of overlooking, overshadowing, or overbearing impact.
- Window placements and use of obscure glazing ensure that privacy is maintained.
- The proposals do not affect existing drainage or highway arrangements, and all services remain contained within the site.

Character and Appearance

The design respects and complements the established character of Nant-y-Moor Close. The extensions and dormer have been designed to remain subordinate to the host dwelling in a cohesive and proportionate appearance.

External materials will match those of the existing house to ensure visual continuity and integration within the surrounding streetscape. Overall, the development improves the property's functionality while maintaining its architectural consistency.

In summary, the proposal represents a well-considered enhancement that provides much-needed family living space, respects residential amenity, and is in keeping with the established character of the area. It is therefore considered to fully accord with relevant planning policies, and it is respectfully requested that the application is approved.

Photo schedule



Picture 1: View of rear elevation (from Applicant's rear garden)



Picture 2: The North East Elevation – view from Applicant’s garden



Picture 3: The North West elevation - view from the Applicant’s garden



Picture 4: The view of Applicant's garden from the existing conservatory



Picture 5: The view of Applicant's front entrance