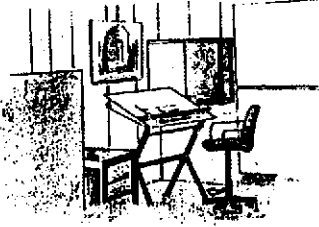


# BUILDING DESIGN SERVICES



- BUILDING ARCHITECTURE
- STEEL STRUCTURES
- MECHANICAL ENGINEERING
- DRAINAGE SURVEYS
- PROJECT MANAGEMENT

## PLANNING STATEMENT FOR THE PROPOSED SIDE AND REAR EXTENSIONS INCLUDING A FRONT PORCH AT 47, ROMAN WAY, CAERLEON, NEWPORT, NP18 3EQ.

### INTRODUCTION

The majority of houses on this estate have been built with Half Brick – Half Timber Design, where the timber roof is an integral part of the first floor structure.

However, the design of the proposed extensions have respected the requirements of the Authority's Supplementary Planning Guide, while being sympathetic to the existing building design. Also, with the First Floor Side Extension over the existing Driveway, this has preserved the parking requirements within the site.

It should be born in mind that the Design of the Proposed Extensions has been modelled on the design of 37 Roman Way... but with NO Flat Roofs.

Also, the Front Porch has been designed exactly the same as the Porch Built at 57 Roman Way.