

# DESIGN STATEMENT

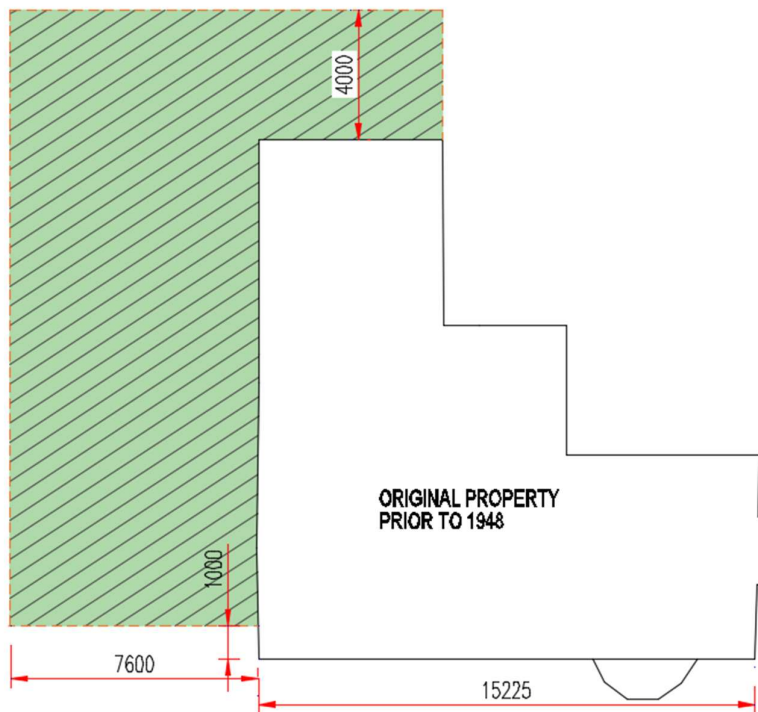
PERMITTED DEVELOPMENT AT ROBINWOOD, BELMONT HILL,  
CAERLEON, NEWPORT. NP18 1JX. (formerly Bellevue)

## Introduction

The applicant seeks confirmation by means of a Lawful development certificate that the proposed extensions and ancillary buildings do not require planning permission under The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 Schedule 2 Part 1 Class A TO I.

The Proposal is broken down into 5 parts which will be addressed individually for clarity:-

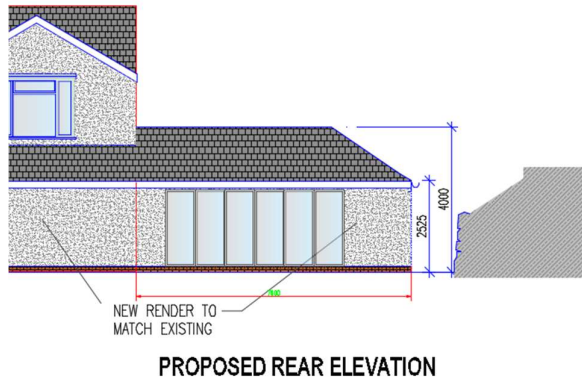
PD part 1 – Single storey side extension and rear wrap around.



## PROPOSED GROUND FLOOR PLAN

The existing property is 15.225m long along the principal elevation, any side extension is not to exceed 50% of the widest part of the original property, where  $50\% \text{ of } 15.225\text{m} = 7.612\text{m}$ . Proposed width of the side extension is 7.6m, therefore satisfactory. The maximum projection of the wrap

around extension off the rear of the original property is 4m, the proposal complies and will be 4m from the rear wall of the original property and accord with A.1. The maximum height of wrap around extensions is generally 3.0m to eaves and 4m to ridge when the extension is within 2m of a boundary. Our wrap around extension is NOT within 2m of a boundary and therefore height restrictions do not apply, However, this design will still comply with these heights, see below;



Finally the wrap around extension will be set back from the principal elevation by 1.0m, even though this only applies to 2 storey side extensions, a second storey is to be included with this application as Part 2 and will comply with A.1(e).

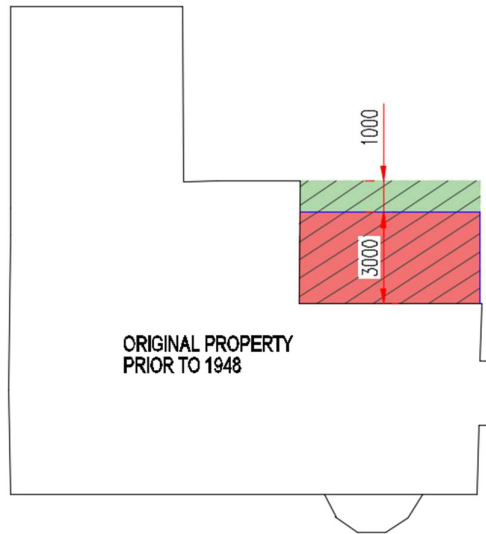
#### PD part 2 – Two storey side extension



This pd extension falls under similar rules as the wrap around extension above where the width is 50% of the widest part of the original property and the extension is to be set back 1.0m from the principal elevation which have both been incorporated. The rear part of the extension must not

extend past the original property by more than 4m at ground floor level and 3m at first floor level. The designer has incorporated 4m projection at ground floor and not extended past the original property at first floor at all therefore complying with part A.1. Again no boundaries are within 2m of the extension.

PD part 3 – Two storey rear extension.

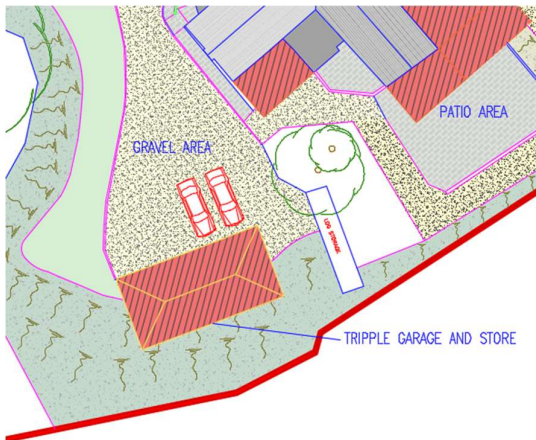


## PROPOSED GROUND FLOOR PLAN

Rear extensions of two stories are to project no more than 4m at ground floor and 3m at first floor from the rear wall of the original property. The maximum height of two storey rear extensions requires the new eaves level not to exceed the height of the eaves of the original property and the roof height not to exceed the highest point of the roof of the original property. Our extension is NOT within 2m of a boundary and therefore other height restrictions do not apply, However, this design will still comply with these heights, see below;

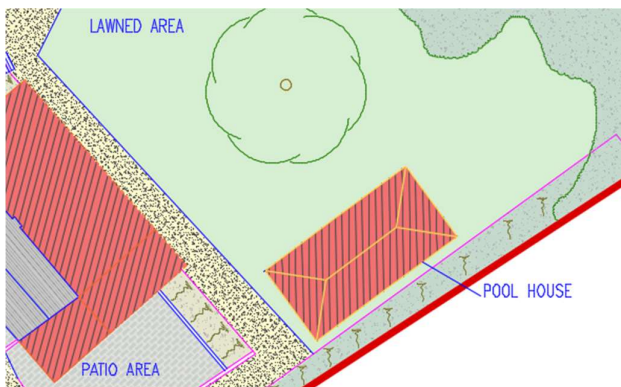


#### PD part 4 – Tripple garage and store.



The Tripple garage is to be ancillary to the property with eaves height of 2.5m and a roof height of 4m. The garage does not protrude passed the principal elevation and is NOT within 2m of a boundary.

#### PD part 5 – Swimming Pool House.



The Swimming pool House is to be ancillary to the property with eaves height of 2.5m and a roof height of 4m. The pool house does not protrude passed the principal elevation and is NOT within 2m of a boundary.

#### MATERIALS

Doors and Windows are to be UPVC double glazed to match existing doors and windows.

Roof covering is to be slate to match existing roof slate

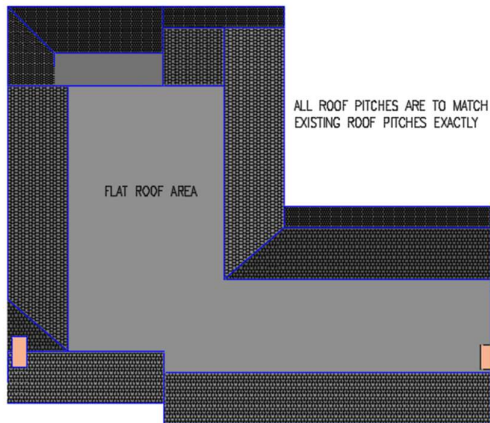
External walls are to be white render/ white painted render to match existing walls.

Fascias and soffits are to be UPVC to match existing.

Brick dado banding is to be Cottage Blend to match existing

## ROOF PROFILE

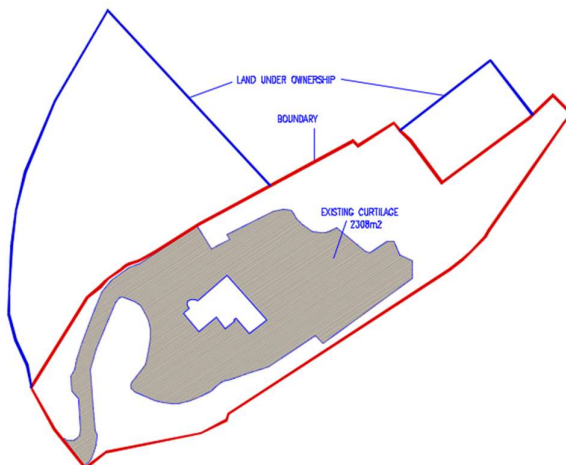
The Roof profile of any proposed extension of two stories is to match the roof pitch of the original property roof (as far as practicable). All two storey roof pitches are aligned to match the existing roof pitch. The flat roof area will ensure the roof does not exceed the height of the original property roof and the roof pitches match.



## **PROPOSED ROOF PLAN**

### NEAREST BOUNDARY TO PD PROPOSALS AND CURTILAGE DEFINITION

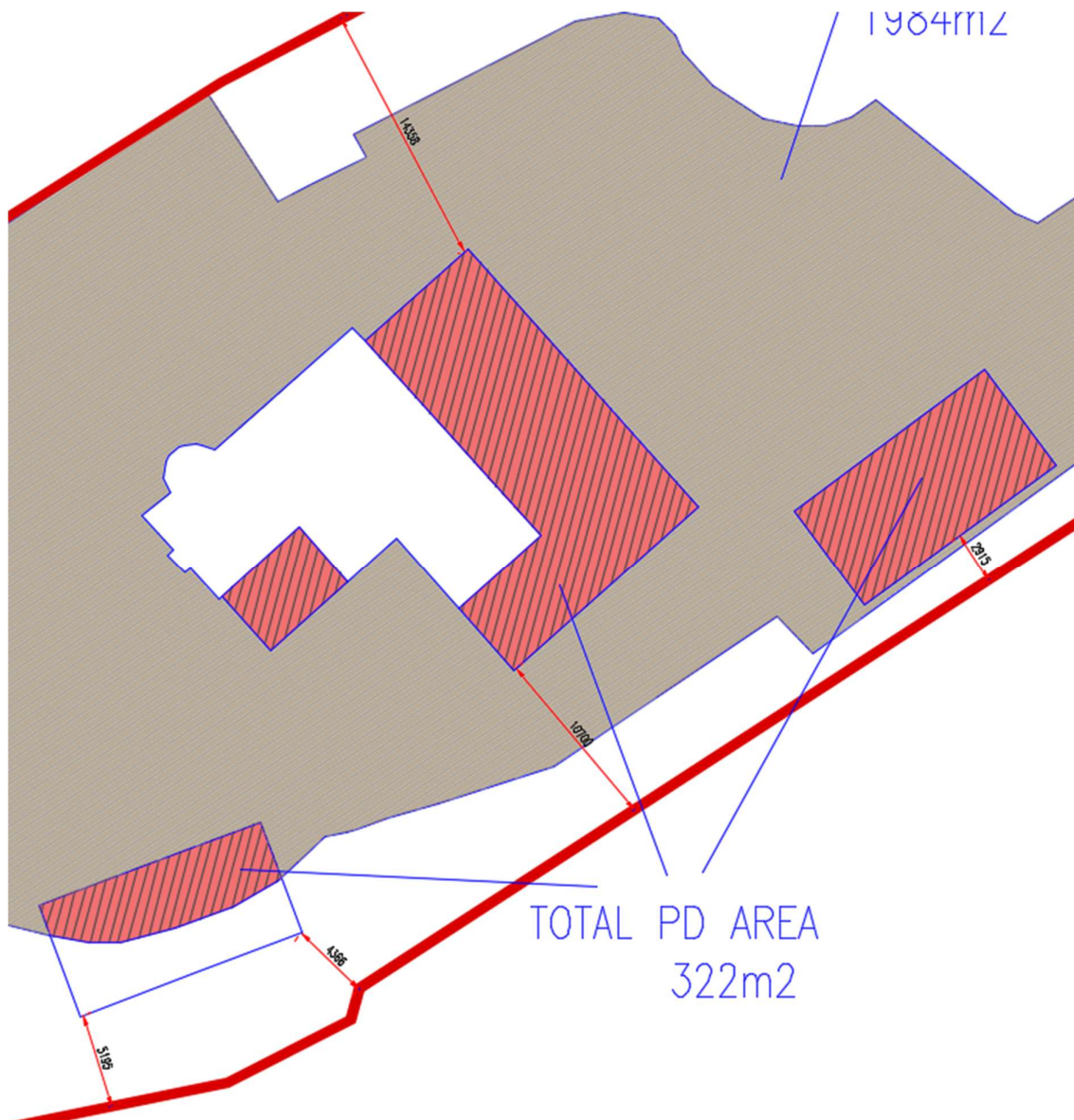
The plan below shows the measurements to the boundaries from the nearest point of each PD part. Also below is the curtilage assessment where the existing curtilage prior to PD is 2308m<sup>2</sup>, and the curtilage deducting ALL pd parts is 1983m<sup>2</sup>. This results in a loss of 14% of curtilage well below the limit of 50%.



Existing curtilage



remaining curtilage



CONFIRMATION OF ORIGINAL PROPERTY AT 1948.

The property was originally built circa 1850 and was a stone built property. The building was extended to the side and rear circa early 1900s with red brick construction. The early maps below show the property as of 1948 is as follows;



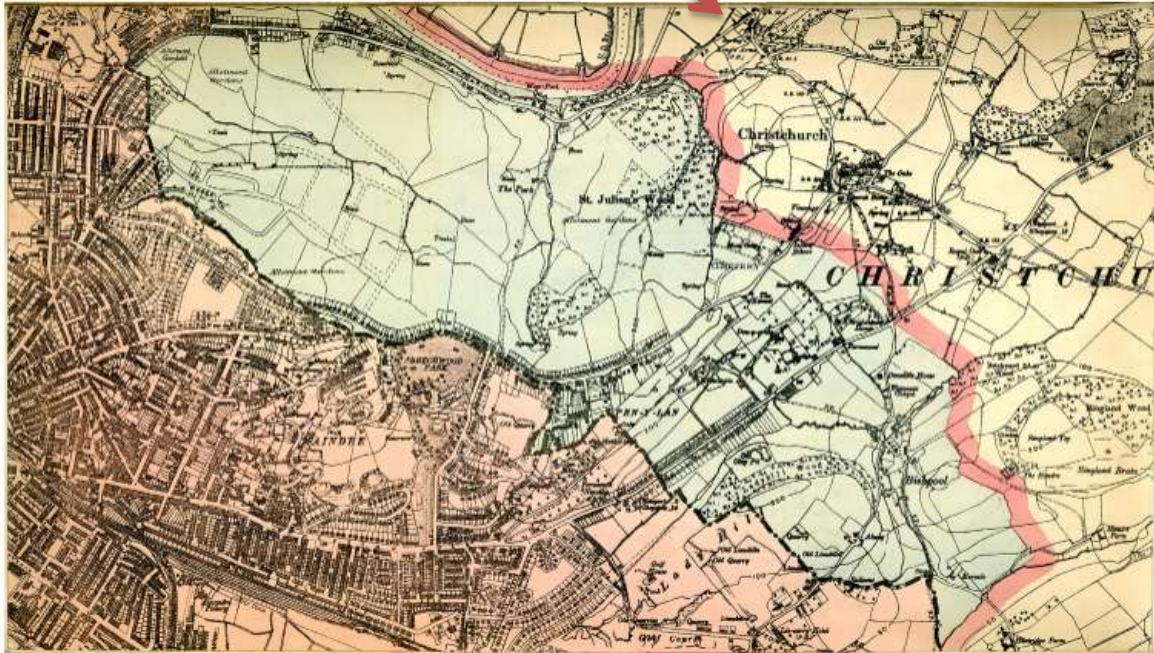
Enlarged view of map 1934





OS MAP  
1933

SITE





1840 Tithe Map Of Ultra Pontem Caerleon  
(Christchurch Parish)

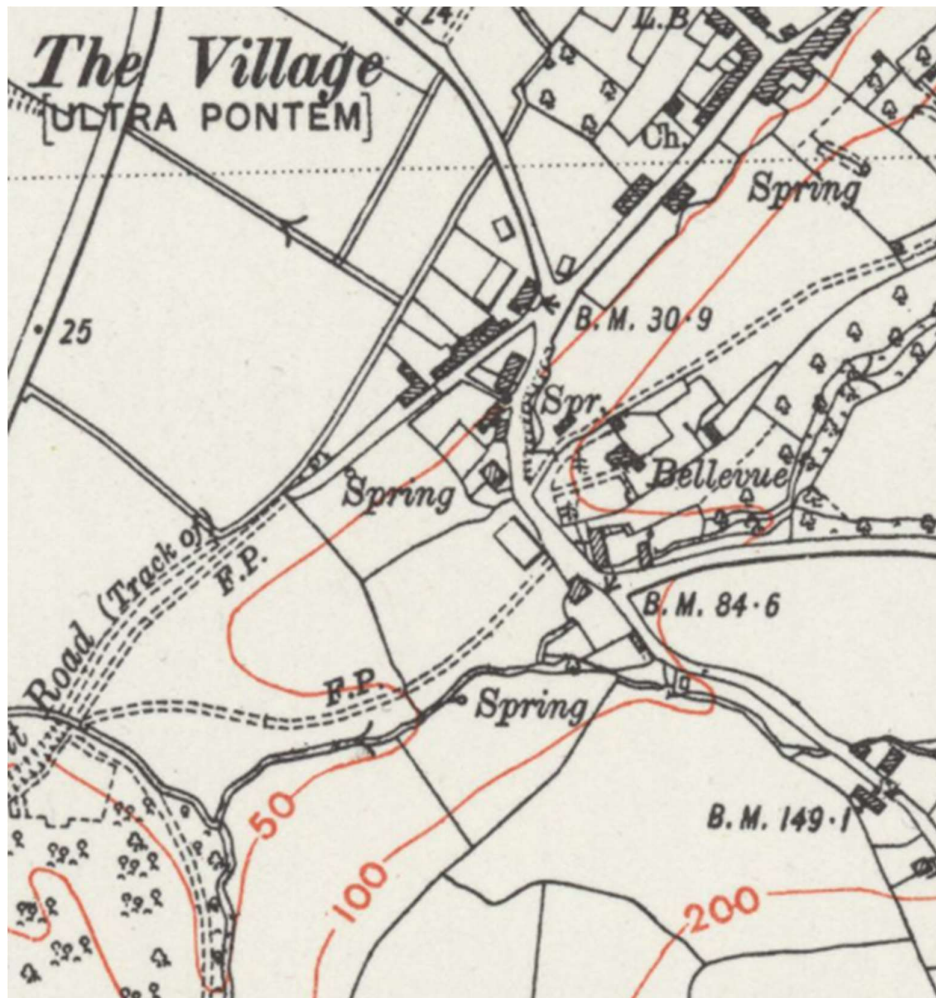


[1840 Tithe Map of Ultra Pontem Caerleon](#)



Published 1886

[View map: Ordnance Survey, Monmouthshire XXIX \(includes: Cemaes; Christchurch; Langstone; Llanhennock Fawr.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)



1917 with revisions in 1938

[View map: Ordnance Survey, Monmouthshire XXIX.SW \(includes: Caerleon; Christchurch; Llan Wern; Newport.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)