

DESIGN AND ACCESS STATEMENT

PROPERTY ADDRESS: STONEWELL, LOWER ROAD, LLANDEVAUD, NEWPORT, NP18 2AE

DATE: 17 MARCH 2025

PRE-APPLICATION ADVICE: GRANT HAWKINS, REFERENCE PRELET/ PS/24/0112

INTRODUCTION

This Design and Access Statement has been prepared to support the proposal for the adaptation of the existing bungalow at Stonewell. The aim of this proposal is to enhance the property to better meet the needs of its occupants while ensuring compliance with planning regulations and maintaining the character of the surrounding area.

SITE CONTEXT

The property is a bungalow located in a predominantly residential area characterised by a mixture of housing styles and mainly two-storey dwellings. Surrounding the bungalow are homes with varied architectural designs but similar height profiles. The site presents specific topographical challenges, including limited access to the rear garden and an elongated driveway leading to a garage and parking area, with a grassed garden area situated in front of the property. Surrounding the property is a mature hedge that contributes to its privacy and visual integration within the landscape.

Photos of the front of Stonewell



Photos of the side and rear of Stonewell



Photos of surrounding properties



PROPOSAL OVERVIEW

Several design solutions have been explored to create the additional space required for the property. Given the plot's topography and limited access to the rear garden, a rear extension was deemed unfeasible. Although extending at the front of the property was considered, this option is also constrained due to the space occupied by vehicular access and parking.

DESIGN ALTERNATIVES EXPLORED:

- Rear Extension: Initially considered, but unfeasible due to restricted access and topographical limitations.
- Front Extension: Not viable because the majority of the front area is essential for vehicular access and parking.
- Vertical Extension: The most viable solution identified is the addition of a second storey to the existing bungalow. This method maximises the use of the existing footprint and aligns with the height

and massing of neighbouring properties, thereby ensuring the new structure fits within the context of the area.

BACKGROUND

Pre-application discussions were held with Grant Hawkins under reference PRELET/ PS/24/0112, with feedback received on December 16, 2024. Comments made during this consultation have been carefully considered, leading to alterations in the design, most notably changing the proposed large cat slide roof dormer to two smaller pitched dormers. Additionally, instead of using rooflights for illumination at the rear, windows have been incorporated to enhance the visual interest of the rear elevation.

PROPOSED DEVELOPMENT

The proposal involves adding a second storey to the bungalow, transforming it into a two-storey dwelling that can accommodate the needs of a growing family while harmonising with surrounding properties.

KEY ELEMENTS OF THE PROPOSED EXTENSION:

- Removal of the existing roof and increase in wall height at the rear.
- Addition of four new windows to enhance natural light.
- Replacement of the roof with a steeper pitch at the front and incorporation of three pitched dormers.
- Creation of three bedrooms, two bathrooms, a games room, and a balcony.

VOLUME INCREASE AND POLICY COMPLIANCE

The proposed vertical extension represents a significant increase in volume, estimated at 83% over the original dwelling. Even when considering the existing garage, which was built concurrently with the house, the total increase remains at 56%. This volume increase exceeds the 30% limit outlined in Policy H13 of the NLDP, which is designed to prevent the progressive enlargement of residential properties in the countryside and maintain the rural character of the area.

Recognising this challenge, the proposal is considered justified due to the location of the dwelling being surrounded by two storey properties and that alternative extension options are not viable or the best design approach for the dwelling. Despite the volume increase:

- Contextual Integration: The design aims to align with the height and massing of neighbouring properties to minimise visual impact and ensure harmony within the streetscape.
- No Detrimental Impact: The proposed extension will not adversely affect the character, appearance, or biodiversity of the surrounding area.

DESIGN APPROACH

Height and Massing: The proposed second storey will create a cohesive relationship with the height and massing of surrounding properties while maintaining adequate distances from boundaries to ensure the privacy of neighbouring residents.

Character and Appearance: The design will reflect the architectural style of the existing bungalow while integrating features typical of the nearby two-storey homes. Choice of materials will be made to ensure compatibility with adjacent properties, fostering a harmonious streetscape.

Access and Sustainability: The proposal will improve access through an optimised internal layout across both levels. Sustainability measures will include the use of energy-efficient building techniques and materials, promoting overall environmental performance.

HIGHWAYS AND PARKING

The submitted layout plan clearly demonstrates the provision of three parking spaces on-site, accommodating the increased demand associated with the additional bedrooms in the proposed development.

We acknowledge that current standards require three parking spaces for the proposed extension, and our plan is fully compliant. We appreciate the Highways Officer's observations and are committed to working together to ensure our proposal aligns with local guidelines.

LANDSCAPING AND EXTERNAL CONSIDERATIONS

To minimise potential impacts on the local environment, any landscaping affected by construction will be restored appropriately. Measures will be implemented to enhance the existing garden space, preserving green areas that contribute to the ecological balance and visual appeal of the property.

ECOLOGY

A thorough visual inspection of the roof has confirmed that it is well-sealed, with no gaps suitable for bat access. The extensive moss growth on the roof further seals any potential openings. The fascias and bargeboards fit tightly against the walls. The contractor will take all necessary precautions during the roof stripping process.

The trees on adjacent land will remain unaffected by the proposed development, and the surrounding hedgerows will also be preserved, ensuring no loss of habitat occurs. To promote local biodiversity, a built-in bird nesting box will be installed on a sheltered wall of the new extension, designed for use by various bird species.

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

New drainage pipes will be incorporated into the existing drainage system to manage rainwater effectively. The proposal will not introduce any additional surface water discharge into the drainage system, thereby maintaining existing hydrological conditions.

CONCLUSION

This proposal represents a carefully considered approach to extending the existing bungalow at Stonewell, ensuring that the new design meets the needs of a growing family while respecting the character of the neighbourhood. We believe the proposed changes will positively enhance the property and contribute well to the local community.

The proposed vertical extension aims to seamlessly integrate the enlarged dwelling into the surrounding area while addressing the specific residential needs of the household. While the volumetric increase exceeds the stipulated 30% threshold set by Policy H13, the application incorporates justification to mitigate concerns regarding potential impacts.

Importantly, the proposal complies with all relevant parking requirements, providing three parking spaces to accommodate the increased demand associated with the additional bedrooms. By adhering to design principles that respect the existing character of the neighbourhood and prioritising sustainability, this development seeks to provide an enriching living environment without compromising the rural aesthetic of the countryside.

ENCLOSURES:

- Site Plan
- Existing and Proposed Elevation Drawings
- Existing and Proposed Floor Plans