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Introduction

This statement is written to accompany the application for the front extension to 2 Catherine Drive.

The extension on the ground floor and has a balcony above, the whole development has front single storey "annexes" with balconies over, so this is totally in keeping with the area. The neighbouring houses to both sides have front balconies.

The design has therefore been produced to minimise the aesthetic complexity and to simplify the existing facade and mitigate against impinging on the neighbour's enjoyment of their own balcony..

Design

The proposed design will include removing the GF extension and creating larger living spaces and extending the balcony above it. As stated, the balcony is an existing feature in this street.

The extension will provide additional bedspace for the family; this extension by being aligned with the existing building will give a 'smooth' elevation to the garden.

Mitigation

Whilst Balconies and extensions to front elevations is not a norm, in this case these are existing features and the enlargement of these features need to be considered in context.

The proposal in this application does not represent any impingement on the neighbour's light or outlook. The introduction of the sight screen provides betterment over the existing balcony to balcony views

Conclusion

This minor alteration does not cause any deterioration in aesthetics, it is normal for the area, and rationalises the front elevation and evens out the stepped façade of the current GF elevation.

The GIS is provided in accordance with Cardiff City Councils standard details as Newport do not have the same arrangement.

By meeting all the appropriate legislation that deals with the provision of extensions at first floor level, it shows that the mitigation introduced in the design is sufficient to allow Newport City Planning Authority to grant consent.