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ACCESS STATEMENT

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Site: 11 Bulmore Road, Caerleon, Newport NP18 1QQ

Reference: R791

This document is submitted as part of a householder planning application seeking permission for the construction of a porch, roof extension, rear extension to replace the existing conservatory, along with an additional dormer to the front and rear, rooflights to the rear and roof extension and new access to the basement with windows introduced. It is also proposed to reduce the size of the office window on the ground floor, introduce Cladding in a small number of aspects as seen in the elevations and 3D Visuals and a new access stair to the rear of the property

The property is part of an early 20th-century infill development, with the house itself being a later suburban building set back from the road.

Access to the property is available through the front garden with large driveway which also provides direct access to the rear of the property.

The existing driveway can accommodate between 2 and 3 cars. Furthermore, the existing garage provides an additional parking space.

The proposed works to the building will not create an increase in parking demand nor will they hinder the main access into the property.