

Planning Statement

6 Hazel walk, Caerleon NP18 3SE

Existing Property



The house is located on a corner plot on an estate built circa 1978 – 1980.

There are a variety of house styles across the estate, some detached, some semi-detached, and a material palette including brickwork, weather board cladding and render. Plot 6 is a detached property with brick exterior with weather board cladding infill panels. The garage has been previously converted to interior usage, with a large uPVC panel door and window in place of the garage door.

To the rear of the garage is a stepped parapet wall hiding the gable end of a conservatory. There are several rainwater pipe and guttering runs around the entrance, and the overall appearance is somewhat piecemeal and unbalanced.

Surrounding Properties

In the immediate area, a number of properties have been extended.



1. Across the road, the property at 13 Hazel Walk has completely replaced their garage with a full side extension, and the adjoining property, 12 Hazel walk, has a 2 story extension replacing the garage.



2. Around the corner, 30 Hazel Walk has a full 2 storey extension replacing the garage.



3. Directly behind the property, 4 Hazel Walk has a 2 story side extension and 5 Hazel Walk has converted their garage.



4. The property at 34 Roman Reach, at the junction with Hazel Walk, has a full extension to both the side and rear of the property.



Generally, there are a number of properties that have been developed over time, some attempting to replicate the existing property, some less so.

Proposed Extension to 6 Hazel Walk

The proposal is to extend the property to the side, above the garage, and to try to make the design more homogeneous, creating a better balance of form whilst still respecting the original design of the property and the surrounding area. The extensions serves to improve the existing ground floor accommodation, whilst adding an additional bedroom and dressing room over the garage, with much needed storage provision in the loft space.



Extending the previous garage to match the kitchen creates a sheltered porch area and allows the roof to extend across the front of the property. A similar approach has been taken to the front of the property at 29 Hazel Walk.

The full height extension over the garage creates a balanced design, matching materials to the roof and front walls, and resolving some of the existing problems with drainage runs.

There are no proposed windows to the side, and only a roof light to the rear, so there is no potential or overlooking the adjacent properties from the extension. New windows are to the front only, suitable proportioned to size of the spaces.

There is no loss of trees or habitat associated with the proposed extension.