

DESIGN AND ACCESS STATEMENT

Proposal: Conservatory Extension

Site Address: 5 Lily Way Rogerstone, NP10 9LG

Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of a single storey conservatory extension at 5 Lily Way, Rogerstone, Newport, NP10 9LG.

The proposal seeks to provide additional greenhouse and family sitting space associated with the existing dwelling. The applicant is a keen horticultural enthusiast and maintains a wide variety of plant species requiring a suitable environment for cultivation and care. The conservatory has therefore been designed to accommodate these horticultural activities while also creating an informal sitting area for family use.

The proposal has been developed with careful consideration of the site context, the character of the surrounding residential area, and the amenity of neighbouring occupiers.

The Proposal

Single Storey Conservatory Extension

The application proposes the erection of a single storey conservatory extension to the southern side of the existing dwelling. The siting and orientation of the conservatory have been specifically designed to maximise natural sunlight and provide appropriate growing conditions for the applicant's plants.

The extension will provide:

- Greenhouse space for horticultural use; and
- An additional sitting and family area associated with the main dwelling.

The conservatory will remain clearly subordinate to the host dwelling in terms of scale and appearance. A substantial proportion of the structure will comprise glazed elements, ensuring a lightweight visual appearance and maintaining the prominence of the original dwelling.

Openings within the conservatory are oriented towards the applicant's private courtyard area and do not result in overlooking or loss of privacy to neighbouring properties.

Design and Amenity Considerations

The proposal has been carefully designed to comply with relevant local and national planning policies, with particular regard to protecting residential amenity and respecting the established character of the area.

Due to its single storey scale, modest massing, and appropriate siting, the conservatory will not result in any unacceptable overbearing impact, overshadowing, or overlooking of neighbouring properties.

The development will remain entirely within the existing residential curtilage and will not adversely affect existing access arrangements, parking provision, drainage, or highway safety.

Character and Appearance

The proposed conservatory has been designed to complement the appearance and character of the existing dwelling.

The use of extensive glazing ensures that the structure maintains a lightweight and visually permeable appearance, preserving the dominance and character of the host property. The proposed materials and detailing are intended to integrate cohesively with the existing dwelling.

In addition, the incorporation of internal planting and soft landscaping will contribute positively to the visual quality of the extension and reinforce its greenhouse function.

Access

There are no changes proposed to the existing access arrangements serving the property. The extension will be accessed directly from within the existing dwelling and surrounding garden areas.

Conclusion

The development is considered to accord with relevant planning policies, and it is respectfully requested that planning permission be granted.

The proposed single storey conservatory extension represents a well-designed and appropriate addition to the existing dwelling. It will provide much-needed greenhouse accommodation for the applicant's horticultural activities together with additional family living space.

The proposal has been designed to safeguard neighbouring residential amenity while respecting the established character and appearance of the surrounding area.

Accordingly, the development is considered to accord with relevant planning policies, and it is respectfully requested that planning permission be granted.

Photos schedule



Picture 1: View of South elevation where conservatory is proposed



Picture 2: View of rear garden – South and South-east – from the Applicant's property