

Design Statement

27 St Brides Gardens, Newport, NP20 3AU

Retrospective application for conversion of existing conservatory to solid wall rear extension, proposed dormer extension, single storey side extension and front porch, and construction of a shed to the rear with associated external alterations

The property is a semi detached bungalow located on St Brides Gardens, Newport.

This application seeks retrospective planning permission for the conversion of the existing conservatory into a solid wall rear extension, together with a proposed dormer extension, side extension and front porch extension. The application also seeks retrospective planning permission for the construction of a shed to the rear of the property, along with associated external alterations.

The applicant was required to reconstruct the roof and walls of the conservatory as a solid structure due to severe water leakage at the roof and wall junctions. This resulted in significant damp, cold draft and high humidity levels within the property, making parts of the home unsuitable for occupation, particularly for a family with young children.

As the property is relatively small with limited internal living space, the proposal includes a side extension, dormer conversion and front porch extension to accommodate the growing needs of the applicant's family and to improve overall living conditions.

The applicant has also constructed a rear garden shed to provide essential storage, as there is currently very limited storage space within the dwelling. The height, width and length of the shed have been designed to ensure there is no adverse impact on neighbouring properties, and it will not obstruct light or outlook.

At present, there is limited space for the kitchen and bathroom on the ground floor. The proposed side extension will provide a larger kitchen, living and dining area, together with two bedrooms at ground floor level. The loft conversion with dormer extension will provide an additional bedroom with an en-suite bathroom. In addition, the proposed front porch extension will enhance the security and external appearance of the property.

The rear, side and dormer extensions have been carefully designed to ensure there is no adverse impact on neighbouring properties and that the development remains in keeping with the character of the street and surrounding dwellings. The design avoids overlooking issues while improving the overall appearance and functionality of the property.

All proposed extensions and external alterations will be finished using materials to match the existing dwelling to ensure the development integrates seamlessly with the host property.

It is anticipated that the Council will consider this application favourably and grant the necessary planning permission.