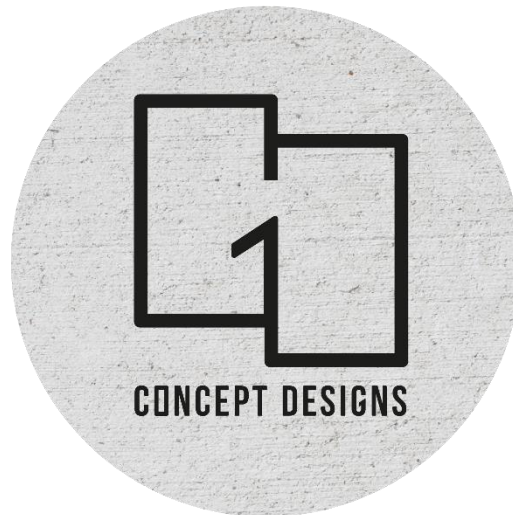
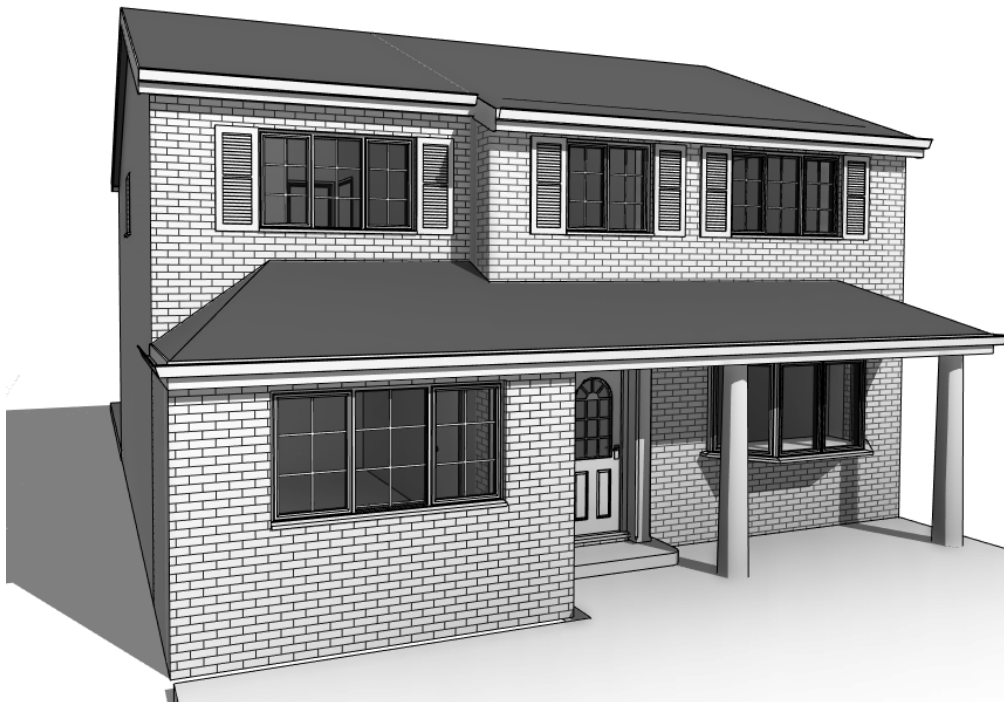




Design Statement

Two Storey Side Extension

**40 Windsor Village
Baglan Moors
Port Talbot
SA12 7EY**



February 2021

Introduction

This Design Statement has been prepared in support of a Householder Planning Application for the construction of a double storey side extension at 40 Windsor Village, Baglan Moors, Port Talbot.

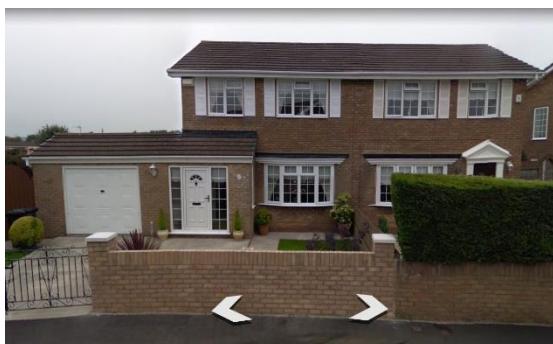
This Design Statement provides supporting narrative and rationale for the proposed designs submitted for planning approval.

Neath Port Talbot County Borough Council's 'Design – Supplementary Planning Guidance (July 2017)' has been reviewed and the design guidance followed where practical to do so.

Local Context and Existing Dwellings

The street of Windsor Village consists mainly of red and buff brick semi-detached properties all with mock Victorian features such as apex door surrounds and external window shutters. The form and scale of the original dwellings are all generally very similar throughout the estate.

Many of the existing dwellings within the Windsor Village estate have been altered or extended, with front, side and rear alterations evident on many properties. Below are some examples of the varying alterations throughout the street.





Proposed Designs

The proposed designs that have been developed and submitted with this planning application have taken into consideration the guidance offered in NPTCBC's Design SPG (July 2017).

When considering the aforementioned guidelines, it's important to consider the individual property and the immediate surroundings of that property. As stated within paragraph B.1.1.1 of said SPG, 'in different types of property these different demands may be given differing weight, to ensure that the guidelines do not overly restrict the opportunity to extend specific property types.' When considering the proposed designs against the SPG, it is relevant and right to highlight that the property is an end of street dwelling with one adjoining property.



The proposed design features a two-storey side extension with a front canopy roof across the width of the property.

The extension first floor front elevation is stepped back from the original property's principal elevation to retain the original character of the property. This is in line with SPG paragraph B.2.30 to maintain a subordinate appearance.

The ground floor of the extension is proposed to protrude beyond the principal elevation by 1200mm. The proposed front canopy will form the roof for this protruded section of the extension.

In line with SPG paragraph B.2.35, we have carried out a local character assessment and there are many existing properties on the street that have a very similar feature; both the front extension and a canopy across the width of the property. It is believed that the proposals also comply with the guidance set out in paragraph B.2.36. From an architectural and good design practice point of view, a stepped back or flush ground floor front elevation with no canopy would result in a very odd looking and non-cohesive end product. Property Nr.39 is a good example of how this can look like an extension that is 'stuck on'; this isn't good design practice.



Nr.39 – Non-cohesive 'stuck on' design which should be avoided.

The proposed design maintains window size, proportion and style as the original dwelling. Vertical rhythm and architectural detailing (brickwork and window shutters) is maintained through to the new extension. All of these comply with the SPG.

Summary

In summary, the proposed designs are very similar to other existing alterations and extensions within the street of Windsor Village (almost identical in some cases). The proposals take cognisance of the Householder Design SPG document. Essentially our proposals are 'sympathetic to the existing property, and the character of the area as a whole, and they ensure that the amenity of adjoining properties is protected.' (Paragraph B.0.8 of the SPG).

