

Planning Statement

for

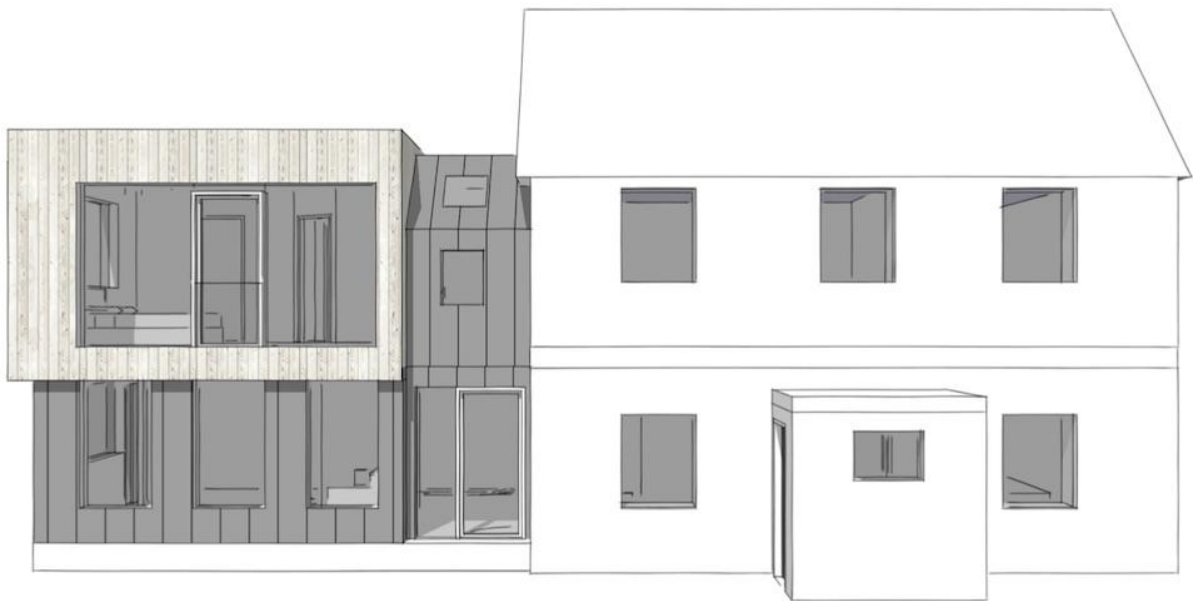
Two storey side extension

Mount Pleasant

Graig LLanguicke

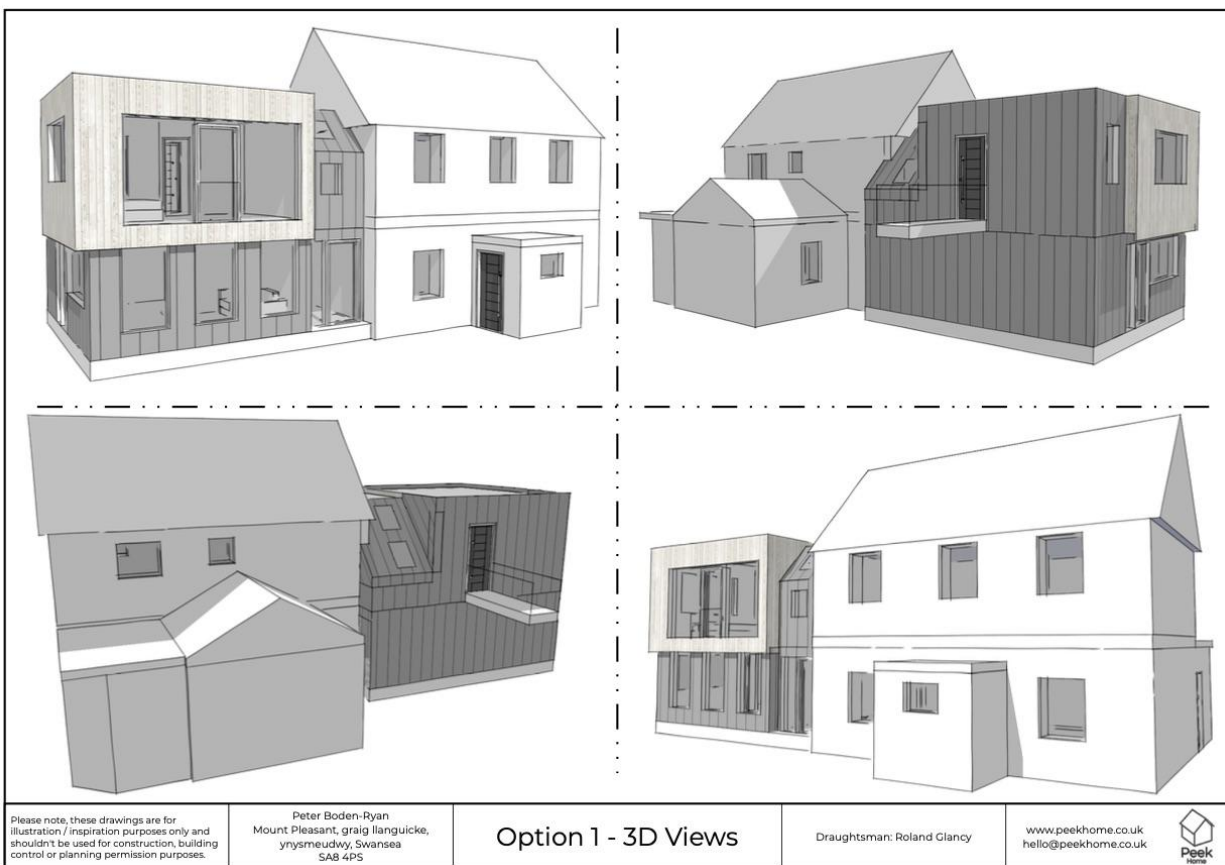
Ynysmeudwy

SA8 4PS



Front elevation





Introduction

The proposal is for a two storey side extension to the existing dwelling known as Mount Pleasant , Graig LLanguicke, Ynysmeudwy SA8 4PS.



Existing dwelling with part complete single storey extension.

Background

The property was purchased in 2004 with planning permission for a two storey side extension, however that was never developed. The applicant undertook a pre-application inquiry for a two storey contemporary side extension to the existing dwelling in July 2020, but the applicant subsequently decided to proceed with a single storey extension for which consent was granted in March 2021.

The single storey extension structure is currently incomplete. The applicant seeks to amend their plans and now add a second storey and that is the purpose of this application.

The proposal is for a hallway and living room on the ground floor, with a new staircase leading to a family bathroom and en suite bedroom. A rear door and walkway leading to the public footpath behind are also proposed. The existing staircase is to be removed and the existing family bathroom relocated into the new extension.

The completed development will remain as one single residential unit which will have a total of three bedrooms (one of which is en-suite).

Design

The applicant seeks to construct a modern contemporary structure that contrasts with the traditional dwelling. The design purposefully incorporates a flat roof, large glazing to the southern elevations for passive solar gains and high quality finishes so as to establish this as a distinct addition to the existing dwelling. A flat roof is proposed not only for contemporary aesthetics, but also to keep the roof profile to a minimum and allow for the later installation of solar panels in positions oriented for maximum efficiency.

Initial designs were submitted to the planning authority, who raised some concerns regarding the scale and massing, finishes and the design of the link element, particularly the first floor of the link element, which they suggested would define the original dwelling better if set further back.

Subsequently further design work was undertaken and changes made which included;

Changes the roof profile, so as to make the link element appear lower than that of the main new structure.

Removal of all soffits and rainwater goods externally to create a less dominating and more contemporary design.

Set back of the link element at first floor level to match that of the ground floor and a reduction in the pitched roof element, so as to make the original dwelling more defined.

Additionally, options with and without a cantilevered section together with different combinations of the favoured cladding (Zinc or aluminum with larch timber) have been investigated and are attached to this application separately.

After careful consideration it was decided to proceed with an application for consent based on the sketches for option one. It was felt that this design provided a strong contrasting design from that of the original dwelling which is defined by use of a linkage section set back and contrasting finishes.

Materials for external elevations.

Whilst the preference is normally for the link section to be finished in a different material to that of the new main structure, it is proposed that the stepped back ground floor and rear elevations are also finished in Grey zinc or aluminum. The reason for this is that due to the topography of the steep site the ground floor is little seen, with the first floor cantilever section providing the visible focal point from across the valley.

Finishing the ground floor on the principal elevations in a darker finish will harmonise the proposal whilst creating a timber box which from a distance will appear as a separate contemporary addition floating amongst the wooded hillside when viewed from a distance.

There is much natural screening on the site which will be retained. The applicant has planted over a 100 native trees on the site since purchase in 2004.

It is proposed that the timber cladding is of locally sourced larch which will be left untreated to allow it to naturally weather, providing some harmonization with the natural surroundings.

It is proposed that samples of the cladding materials are provided to the planning authority for approval before they are installed.

The proposal has been designed with large areas of glazing to the south and west elevations so as to maximise passive solar gains. The windows are to be Velfac 200E series, which are triple glazed, finished in a metal, powder coated light grey externally.

Roof lights are supplied by velux and finished in grey to match the metal cladding.



Existing ground floor view from front elevation of new extension (not completed)

Internal details

The family bathroom is proposed to be relocated in the extension with the foul waste connected to the existing foul sewer at the dwelling.

A new staircase is to be provided in the new addition and the existing staircase removed.

Other details

It is proposed to replace the existing steps to the PROW with a bridge from the first floor, to the bank behind and to replace the existing top steps with concrete cast in situ and in compliance

with building regulations. Guarding where necessary are simple metal railings, details can be provided before installation if required.

The rear access is proposed for pedestrian use only. No work is to be undertaken on the PROW.

The proposal does not seek to increase the existing consented footprint. The proposal is for an additional storey to the existing structure and has no impact on any trees or shrubs.

The proposal has no impact on parking arrangements at the dwelling.

It is not proposed to undertake any work on the existing dwellings' roof structure or any other external works.



Existing steps to PROW.