

PLANNING APPLICATION SUPPORTING STATEMENT - The Lodge, SA10 7BX

As suggested in the pre-application report, this statement sets out our approach and rationale for making the planning application to increase the size of the first floor of the property to provide the additional bedroom space for our family.

Whilst the property is substantial in size overall, the upstairs is disproportionately small. The property was extended (unsympathetically in my view) some years ago, albeit with the appropriate planning permission at the time. Through the proposed works to the property I'm looking to achieve three main things:

1. A property that provides the space and configuration that would enable my family to live comfortably in our new home. The existing property is dated in design and layout, the upstairs being too small for our family requirements.
2. A visually aesthetic property, achieved through the proposed extension to the upstairs that encompasses the existing flat roof over the garage and attached workshop at the front of the house; a new artificial slate roof throughout the property; and the realignment of the upstairs front windows.
3. A more environmentally friendly property through the replacement of the existing oil and LPG central heating systems with an air source heat pump; the installation of roof solar panels and storage batteries to provide efficient and cleaner electricity supply; the replacement of all existing windows and doors with efficient double glazing; and insulation applied throughout the property. This will improve significantly the existing 'E' EPC rating.

Following an on-site meeting on 25th June with the planning officer, the discussion and feedback from that meeting and the pre-application report received on 4th August, we have amended our initial proposed plans and hope now to be within planning policies and guidelines, that would result in planning approval being granted. We have especially tried to address:

Scale and Mass

- We have reduced the ridge on the proposed roof extension; hipped the roof on the both sides of the front to align better with the shape of the front gable roof; and introduced solar panels to the front roof that will break up the mass.

Disproportionate increase in the size, scale and massing of the building

- At the site meeting 25th June we discussed the footprint of the property and offsetting the proposed small extension (19.43 sqm) to the rear of the front garage by demolishing part of the rear garage (121.035 sqm). The squaring off of this small area to the rear of the property will be visually better and will also enable two bedrooms to be built over the garage and workshop area as per our resubmitted proposed plan.
- The pre-application report refers to 'overall dimensions or cubic content'. Subsequently we have amended our proposal to include the demolishing of the whole of the rear garage, the volume of which is 290.484 cubic metres. The resultant overall increase in volume of the proposed development would then be 10.152 cubic metres.
- The dimensions and cubic measurements are set out in the tables below for reference:

Dimensions and Cubic Measurements

Area within House	Volume (m3)
Existing volume of house	1,320.728
Volume of proposed extensions to ground and first floors	300.636
Volume of rear garage area proposed to be demolished	290.484
Volume of house on completion of proposed development	1,330.88
Overall increase in volume	10.152

Area within House	Footprint (m2)
Rear garage area proposed to be demolished	121.035
Proposed ground floor extension to rear of front garage	19.43
Overall reduction in footprint	-102.000

Side Extensions

- The proposed extensions to the side of the front of the house are over existing structures ie the garage and workshop to the left and the living room to the right. These are part of the original dwelling and not proposed extensions as part of this proposed development. The size of the central front gable is untouched. Therefore we do not believe this exceeds the two thirds of the width of the original dwelling. Should the extended roof structure be a consideration, our revised proposed plans detail hips to the left and right of the front roof, reducing the visual impact, overall size and mass.
- The proposed flat roof over the existing porch and the existing frontage to the living room, has been replaced with a tiled pitched roof/canopy.

POLICY CONTEXT

Development in the Countryside

3.60 Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area."

- The existing property appears to be a one-off design and is not currently in keeping with other properties within the vicinity. The proposed development of The Lodge is designed to address some of the dated design, resulting in a more aesthetic configuration and finish, that is more in keeping with the surrounding area.

Green Wedge

- The Lodge is a detached property on an acre plot, set within a semi rural area of Bryncoch. The property enjoys a private setting, being set back, with only the right side

of the front of the property being partially visible from the road. There are no immediate neighbours - Bryncoch Rugby Club is to the rear of the property, their carpark provides considerable distance between the Clubhouse and our property. To the right (as you look at the front of the property) is Primrose Bank access road, with the closest house being some 20 metres away.

- The proposed development will not in my view prejudice the openness or have an adverse impact on the Green Wedge considerations.
- In amending our proposal to include the demolishing of the whole of the rear garage (290.484 cubic metres), the resultant overall increase in volume of the proposed development is 10.152 cubic metres and a net reduction in footprint of 102 square metres, this does in my view align with 'limited extension' as per 3.75 of the *Planning Policy Wales (Edition 12/Feb 2024)*.