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Planning Statement

Proposed Single Storey Rear Extension and Demolition of Existing Outbuilding

25 Vivian Park Drive, Port Talbot, SA12 6RT

1.0 Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the proposed demolition of the existing rear conservatory and detached garage outbuilding, together with the construction of a new single-storey rear extension at 25 Vivian Park Drive, Port Talbot, SA12 6RT.

The application seeks full planning permission for the proposed development.

2.0 Site and Surroundings

The application site relates to an existing residential dwelling located within the established residential area of Vivian Park Drive, Port Talbot.

The property currently benefits from an existing conservatory structure to the rear elevation together with a detached garage/outbuilding located within the rear garden area.

The surrounding area is predominantly residential in character and comprises a mixture of detached and semi-detached dwellings of varying styles and ages.

3.0 Proposed Development

The proposal consists of the following works:

- Demolition of the existing rear conservatory.
- Construction of a new single-storey rear extension with a flat roof design.
- Installation of rooflights within the flat roof.
- Demolition of the existing detached garage/outbuilding within the rear garden.
- Formation of a soakaway to manage surface water drainage from the proposed extension.

The proposed extension will provide improved internal accommodation and modernised living space for the occupants of the property.

The extension has been carefully designed to remain subordinate to the existing dwelling and to integrate appropriately with the host property and surrounding residential context.

The removal of the detached garage/outbuilding will increase the amount of usable garden amenity space available to the occupants of the dwelling.

4.0 Design

The proposed extension adopts a simple and contemporary single-storey design with a flat roof and rooflights to maximise natural daylight within the new accommodation.

The scale, massing and appearance of the extension are considered appropriate to the host dwelling and surrounding area.

The proposed materials will be selected to complement the existing dwelling.

5.0 Drainage

Surface water from the proposed extension roof will be directed to a proposed soakaway within the site boundary.

The proposal is considered acceptable in principle from a drainage perspective.

6.0 Residential Impact

6.1 Amenity Space

The demolition of the existing detached garage/outbuilding will create additional usable garden and amenity space for the occupants of the property.

Adequate private amenity space will therefore be retained and improved as part of the proposal.

6.2 Residential Amenity

The proposed single-storey rear extension has been carefully designed to ensure there will be no unacceptable adverse impact upon the residential amenity of neighbouring occupiers.

Due to the single-storey scale of the proposal together with its rear garden location, the development is not considered to result in any significant overlooking, overshadowing, loss of light, overbearing impact or loss of privacy to adjacent neighbouring properties.

The proposed rooflights are positioned within the roof plane and are intended solely to introduce additional natural daylight into the extension. The rooflights will not create any direct overlooking towards neighbouring properties.

Furthermore, the proposal replaces an existing conservatory structure and therefore the principle of built form extending into the rear garden already exists on the site.

Overall, the proposal is considered to represent an appropriate and proportionate form of domestic extension that preserves the amenity of surrounding occupiers.

7.0 Green Infrastructure and Biodiversity

The proposal includes biodiversity enhancements in accordance with Section 6 of the Environment (Wales) Act 2016.

Enhancement measures will include the installation of bat and bird boxes on the dwelling.

Further detail is provided within the accompanying Green Infrastructure Statement.

8.0 Conclusion

The proposed development represents an appropriate form of residential extension that will improve the existing dwelling whilst maintaining the character and amenity of the surrounding area.

The proposal is considered compliant with relevant local and national planning policies and will provide biodiversity enhancements through the installation of ecological features.

The development is therefore respectfully recommended for approval.