

Certificate of Lawful Use
Orchard Cottage, Nyton Road, Westergate PO20 3UQ

Planning Statement



7 Northfield Road Narberth Pembrokeshire SA67 7AA

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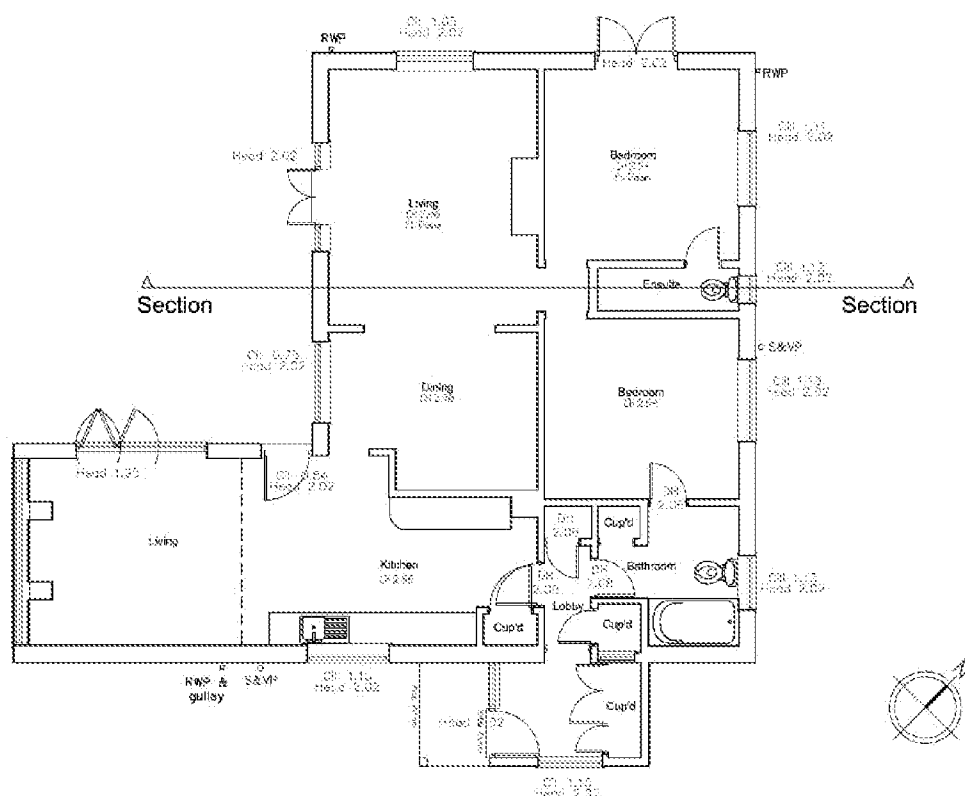
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Background to Proposals.

1.1 Existing Site Use

Orchard Cottage is an existing dwelling occupying a corner site at the junction of Northfields Lane and Nyton Road in Westergate. The original hipped roof dormer bungalow was built in the mid part of the 20th century, probably in the 1950s and was later extended, adding a small front wing now containing a living room space.



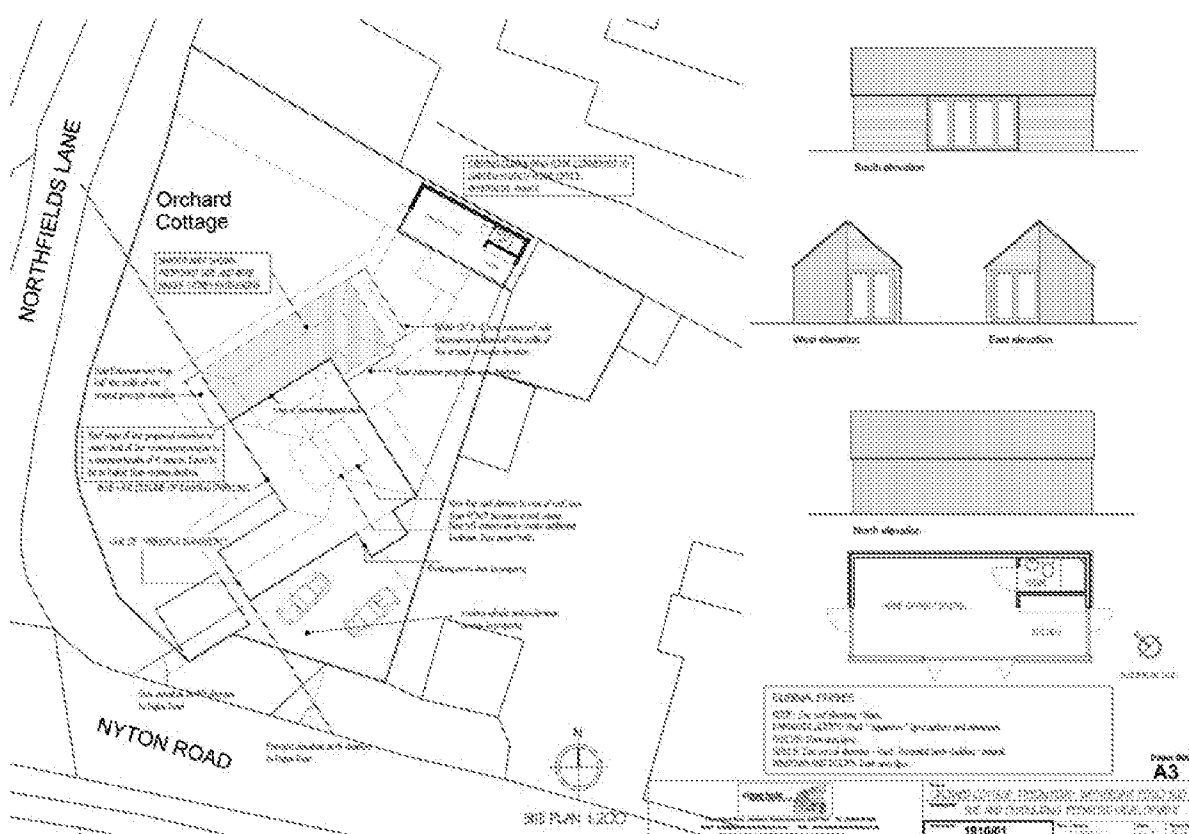
Existing Floor Plans

The main facade of the building has a South West orientation fronting the corner of Nyton Road and Northfields Lane, looking into what is now private garden space, although it appears that the south west elevation did at one time have the main entrance door, lost during alterations to the internal layout over the years.

1.2 Proposals

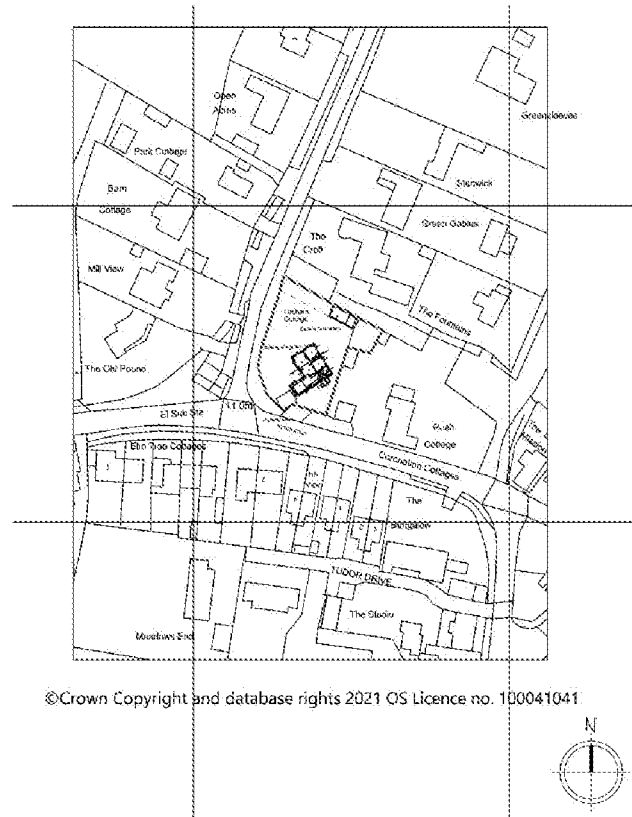
This application seeks to establish the Lawful Future Use of Extensions and Alterations to the property as follows:-

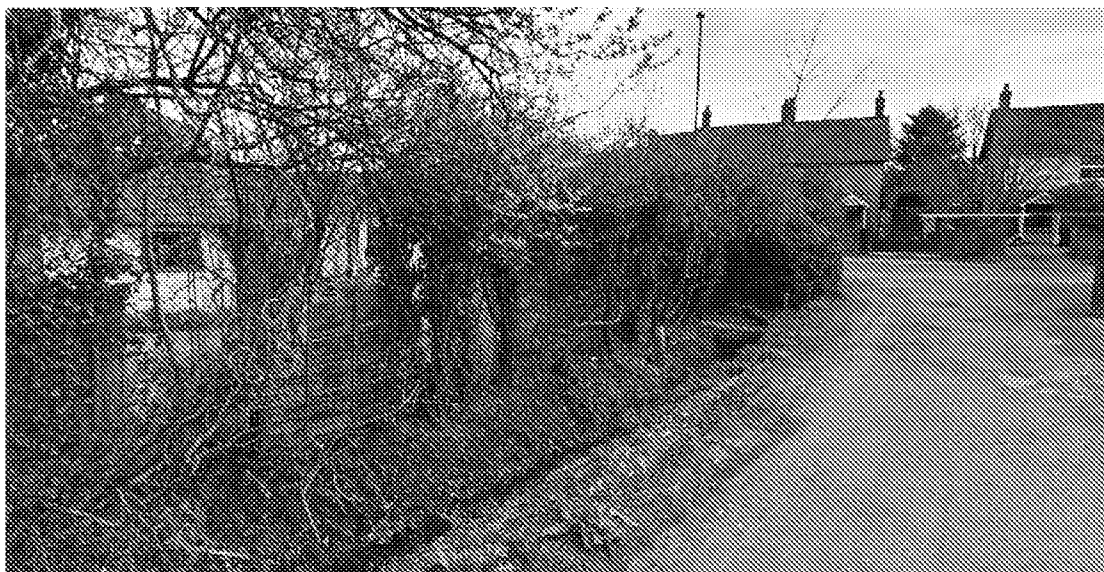
1. A single storey side extension along the north western face of the existing bungalow extended to meet
2. A small single storey rear extension.
3. A loft conversion in the void of the existing roof with a new dormer window on the rear elevation of the roof.
4. Conversion of an existing outbuilding into a residential annex to provide ancillary accommodation to the dwelling in the form of a garden studio, home office.



2.0 The Site

2.1 Site Location





Orchard Cottage is the property on the right-hand side of the corner at Northfields Lane. The site is screened from the highway by mature hedges.

3.0 Design Proposals/Objectives

3.1 Access

The site has an established public access from Nyton Road which would be maintained without alteration. This highway access gives onto a gravelled parking/turning area and direct access to the entry door to the dwelling.

Existing access to the Highway on Nyton Road



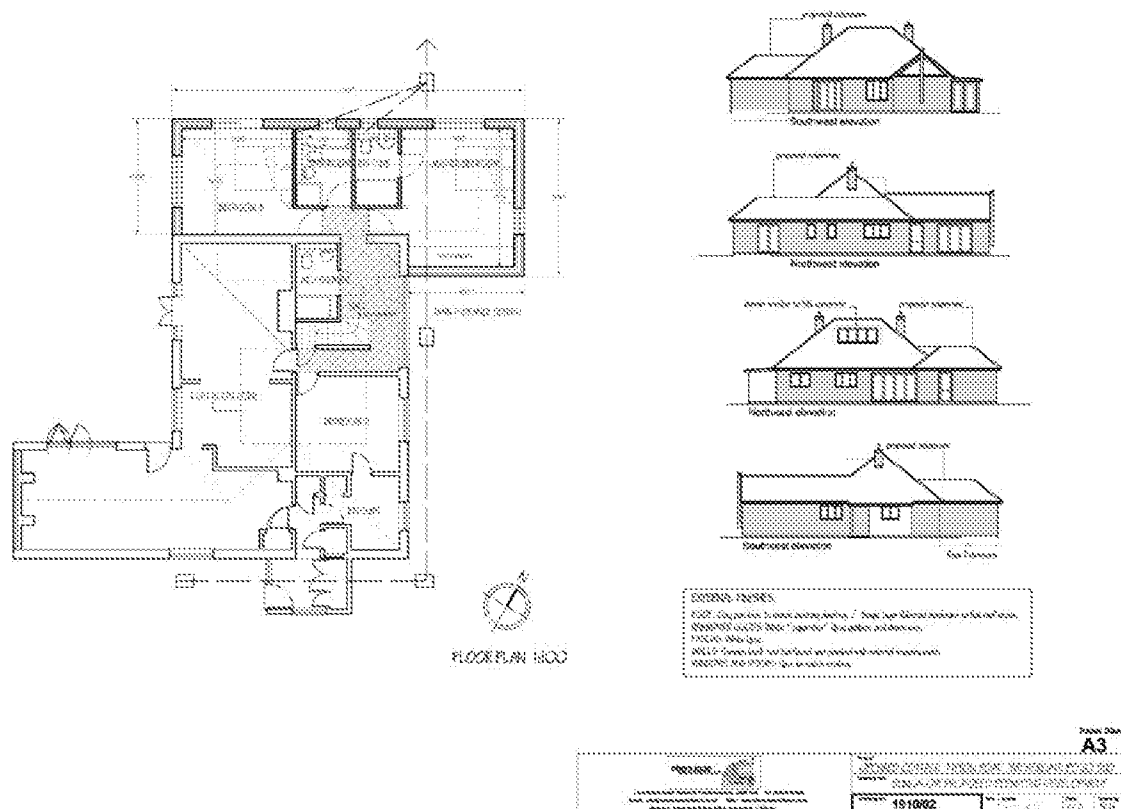
The site also has a gated garden access to Northfields Lane.

3.2 Character

The aesthetic proposed for the extensions is to match the form and materials of the existing dwelling, being clay pan tiles and painted brickwork. Windows and doors proposed will be uPvc to match the existing.

The side extension will be less than half the width of the principal elevation at the point that it meets the rear extension a maximum of 4 metres from the existing rear wall. The existing hipped roof will be extended at a truncated height to the new north western wall. The rear will be roofed with a lower truncated hipped roof, both less than 4 metres in height.

There will be no development in front of the Principal Elevation (South West)



The loft conversion will have a flat roof dormer extension set back from the eaves of the building and below the existing ridge line. The volume of the loft extension will not exceed 40m².

The conversion of the existing outbuilding will provide ancillary accommodation (home office/studio) for the incidental enjoyment of the

residents. The building is a double pitched roof building less than 4 metres in height with an eaves height less than 2.5 metres.

The calculation of site area and residential curtilage is as below

Total Site Area = 962 m²

Original Bungalow = 91.4 m²

Curtilage = 870.6 m²

Total of previous extensions, outbuildings and proposed extensions = 134 m²

Development as a percentage of curtilage = 15.4 %

3.3 Community Safety

There is little impact on community safety as a result of a domestic application. The site layout and arrangement of living spaces will provide natural surveillance of the external site areas and the immediate zone of the access courtyard.

3.4 Environmental Sustainability

Heating and hot water provision will not be affected by the proposed development. The gas fired system was updated recently to allow for extensions and alterations using a new high efficiency boiler which in combination with improved levels of insulation will dramatically reduce Co₂ emissions from the property.

Rainwater is to be harvested by water butt collection and dispersed to a sustainable ground drainage system.

Foul drainage proposed is to existing mains sewerage system.

3.5 Movement

It is not envisaged that the application will have a significant impact on the movement of vehicle to and from the dwelling on the trunk road network or the existing access to the trunk road.

Storage space is available within the design concept for bicycles and provision can be made for Electric Vehicle charging points.

Westergate is currently well served by public transport services and would be deemed to be a sustainable transport location.

Steve Hole Architects LLP
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