

Planning, Design & Access Statement

Planning Department

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT.

Name of Agent

Dunraven Ltd

Name of Applicant & Site Location

Mr King, Lakeside, Barry, CF62 6ST

Proposed Development

Erection of a Conservatory to the rear Elevation



This statement has been prepared by Dunraven Ltd in support of a householder planning application for a conservatory to the rear elevation of 14 Lakeside, which is an existing property currently a domestic dwelling. The scale and design of the conservatory is in keeping with the existing property and we do feel will enhance and add value, and ensure that the proposed conservatory will not have any detrimental impact on the character and appearance of the dwelling, and the street scene or the surrounding area.

The proposed conservatory does not use up much of the available garden area. Whilst in the comfort of the proposed conservatory it will allow our client to **enjoy the views of the associated wildlife within the garden and uninterrupted views of the changing seasons** in a bright, comfortable and relaxing environment.

The Conservatory will be constructed using render outside at 675mm high dwarf walls above d.p.c, and full height wall to R/H side at 2100mm off d.p.c, to give neighbours privacy. The upvc window and door frames will be in white to match existing unit colours, with 24mm toughened clear low E safety glass, argon filled to maximise the thermal quality. The roof glazing bars to be of white upvc clad aluminium reinforced, roof glazing is 24mm Pilkington Activ blue self-cleaning glass (for maximum natural light and solar gain) panels. Discharge rainwater to existing surface water drains.

There will be no loss of privacy to adjoining properties.
The off road parking will not be affected and will remain as it is present.
The pedestrian and vehicle access will not be altered or affected.
There will be no trees removed, and no foul sewage drains required.

The proposed conservatory will be constructed to the rear elevation over the lounge French doors and will not affect access to and from the main dwelling, there is sufficient access around the conservatory for pedestrians. There will be french doors to the front elevation and std door to the L/H side elevation for access to and from the proposed conservatory the floor level will be level with existing floor level, steps will be installed to new doorways as required for access to and from the new conservatory, there is a doorway into the main dwelling for access to and from the conservatory, we do feel there is adequate accessibility to and from the new conservatory (Emergency Entrances), reasonable provision shall be made for people to gain access to and from the proposed conservatory.

Local Materials will be used wherever possible,
Imported materials are minimised.
Materials are chosen from sustainable sources,
Waste Materials will be recycled by Dunraven.

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