

Planning, Design & Access Statement

Planning Department
Merthyr Tydfil County Borough Council

Name and Address of Applicant
Mr & Mrs Edwards
67A High Street, Dowlais Top, Merthyr Tydfil, CF48 3PW

Proposed Development
To Retain Existing Conservatory to the Rear Elevation

This statement has been prepared by Dunraven Ltd on behalf of Mr & Mrs Edwards in support of a householder planning application to retain a conservatory to the rear elevation of an existing property, which is currently a domestic dwelling, and boasts a large garden area to the rear elevation. The scale of the conservatory is in keeping with the existing property, we do feel the conservatory design has enhanced and add value to the existing property.

It does not use up much of the available garden area and allows 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 has been constructed using face bricks outside under d.p.c, the upvc window and door frames are in white upvc to match existing unit colours, with 24mm toughened clear low E safety glass, argon filled to maximise the thermal quality and white upvc panels. The roof glazing bars are white upvc clad aluminium reinforced, roof glazing are 24mm ultra element blue toughened glass panels. Discharge rainwater to existing surface water drains.

The design incorporates an adequate number of windows and a glass roof to provide natural light within the building thereby minimising the requirement for electrical lighting and the new glazing is thermally efficient and will meet or exceed current Building Regulation requirements.

The off road parking has not been affected.
There is no loss of privacy to adjoining properties.
There is no impact to the street scene.

The existing conservatory is constructed to the rear elevation over the kitchen door and has not affect access to and from the main dwelling, there is sufficient access around the conservatory for pedestrians. There are french doors to the front elevation, The conservatory floor level is level with existing floor level, 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 conservatory (Emergency Entrances), reasonable provision are made for people to gain access to and from the proposed conservatory.

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