

SKICA 3D

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Planning Design and Access Statement



Proposed non-insulated garden room

12 Fir Tree Close, Merthyr Tydfil, CF47 9SH

Date:
24.03.2023

1.0 SITE CONTEXT

- The proposal site is located at 12 Fir Tree Close, Merthyr Tydfil, CF47 9SH
- The site is located in a residential area, to the rear of a dwelling.
- The existing dwelling is a pebble dash and brick terrace house.
 - The site is *not* listed and *not* in a conservation area.
 - The site is *not* in a flood risk area.

2.0 DESIGN PRINCIPLES

- **Site Layout**
- The site has a rear garden, stone patio, privacy fences/walls to the sides, black side elevation of neighboring house to the rear.
- The proposal is for the addition of a 3.55m(w) x 4m(d) non-insulated structure with glass roof. The structure is supported by 2 posts to the front. Sliding glass panels to the front and right side, fixed glass wall to the left. The new structure is removable at any time and not a permanent building.
- The proposed structure will provide dry cover for the customer to sit outside and a play area for children whilst others work from home in this difficult space challenging time.
- The structure will only use 24% of the current amenity space.
- **Design Principles**
- All of the materials proposed for the garden room are to be coloured anthracite grey (RAL 7016) and glass for the roof and sliding panels.
- The garden room is of simple rectangular form with a single flat roof sloping away from the existing house with no damage to the existing structure.
- The lowest part of the roof will be approx 2.2m high and the structure will not exceed 2.8m at its highest point.
- The garden room will be located to the rear of the house.

3.0 CONSIDERATIONS

- The proposed garden room is to be positioned at the rear elevation of the house and is barely visible from near streets including Poplar Way. To the West of the site there is a footpath, however only a small part of the proposal will be visible from the path.
- The proposal is not visible from neighboring residents to the North, South West and West, but will be from the immediate neighbor.

4.0 ACCESS

- **Access to the site**
- Access to and within the structure has been considered throughout the design process and is aimed at maximising the ease of movement in the garden room and also between the house and the garden. The existing building is a level site.
- The rear garden is private and only slightly visible to the highway / public access.
- Site parking is existing and will not be changed.

5.0 RELEVANT PLANNING HISTORY

- NA