

Design and Access Statement

Proposed Development: Proposed single storey rear extension

Site Address: 16 Harlech Drive, Merthyr Tydfil, CF48 1JX

Applicant: Hayley Thomas

Agent: Brennan Architectural Design

Date: 24/03/26

1. Introduction

This Design and Access Statement accompanies a planning application for a proposed single storey rear extension and associated external works at 16 Harlech Drive, Merthyr Tydfil, CF48 1JX.

The proposal relates to a single storey bungalow and includes the removal of the existing rear conservatory and its replacement with a permanent extension to improve the functionality and quality of internal accommodation.

The statement explains the design principles that have informed the development and demonstrates how issues relating to access have been considered.

2. Site Context

The application site comprises a detached bungalow located within an established residential area along Harlech Drive. The surrounding context is characterised by similar single storey dwellings set within defined residential plots.

The property benefits from a private rear garden and a detached garage within the curtilage, which is to be repurposed as part of the proposals.

The site is not subject to any known landscape or ecological designations and is located within the settlement boundary of Merthyr Tydfil.

3. Proposed Development

The proposal seeks full planning permission for:

- The demolition of the existing rear conservatory

- The construction of a single storey rear extension
- Internal reconfiguration of the existing dwelling

The extension projects into the rear garden and is designed to integrate with the existing property in terms of scale, form and materials, as shown on the submitted plans.

Importantly, the existing garage will be retained and incorporated into the overall layout, avoiding unnecessary demolition and supporting a sustainable approach to development.

4. Design Principles

4.1 Amount and Scale

The proposed development is modest in scale and proportionate to the host dwelling. The extension remains subservient to the original bungalow and respects the established pattern of development within the area.

The increase in built footprint is limited to the rear of the property and does not result in overdevelopment of the plot.

4.2 Layout

The internal layout has been carefully considered to improve the functionality of the dwelling. The proposal provides additional bedroom accommodation to meet the needs of the household.

The reconfiguration allows for a more practical arrangement of living and sleeping spaces, improving day-to-day usability of the home.

The retention of the existing garage ensures that storage and ancillary space are maintained without increasing the overall built form unnecessarily.

4.3 Use

The property will remain in residential use (Class C3). The proposal simply enhances the quality and capacity of the existing dwelling to better meet the needs of its occupants.

4.4 Appearance

The extension has been designed to complement the existing dwelling. Materials are proposed to match or harmonise with the existing property, including:

- Rendered external walls.
- Roof tiles to match the existing dwelling.
- uPVC windows and doors

This approach ensures a cohesive and visually appropriate addition that integrates with the host building and surrounding properties.

4.5 Landscaping

The development is confined to the rear garden area and retains the majority of the existing outdoor space.

There are no significant changes to boundary treatments or front garden areas. Any disturbed areas will be reinstated following construction.

5. Residential Amenity

The proposed extension has been designed to avoid unacceptable impacts on neighbouring properties.

Given its single storey scale and position to the rear, the development will not result in significant overlooking, overshadowing or loss of privacy to adjacent dwellings.

The proposal is consistent with typical householder extensions within the surrounding area.

6. Access

6.1 Vehicular Access

Existing access arrangements will remain unchanged. The property will continue to be served by its existing driveway and garage.

6.2 Pedestrian Access

Pedestrian access to the property will remain as existing. The proposal does not introduce any changes to access points.

6.3 Inclusive Design

The proposal seeks to improve the internal layout of the dwelling to better meet the needs of its occupants.

The provision of additional bedroom space is required to accommodate the growing needs of the household, including to support a family member with additional needs. The design allows for a more comfortable and functional living environment without altering the established character of the property.

The single storey nature of the dwelling inherently supports accessibility and ease of movement throughout the home.

7. Sustainability

The proposal makes efficient use of the existing building by:

- Retaining the existing garage structure
- Replacing a lightweight conservatory with a more thermally efficient extension
- Minimising demolition and waste

The development therefore represents a sustainable form of householder development.

8. Conclusion

This Design and Access Statement demonstrates that the proposed single storey rear extension at 16 Harlech Drive:

- Represents a modest and proportionate form of development.
- Respects the character of the existing dwelling and surrounding area.
- Retains existing structures where practical, including the garage.
- Improves the quality and functionality of the internal layout.
- Provides additional bedroom accommodation to meet the needs of the household.
- Maintains acceptable levels of residential amenity.
- Retains existing access arrangements.

Overall, the proposal is considered to be well designed, appropriate to its context, and compliant with relevant planning policy.