

Planning statement to support application

Property address:

50 The Oaks
Quakers Yard
Dinas Powys
Cf61 4AQ

Planning reference: t.b.c

The Property

The property itself is a detached domestic dwelling built circa 1960's comprising of detached garage, 2 story dwelling and associated gardens and driveway. Built using traditional masonry, with buff facing bricks to the GF external elevations and cream rough cast render to the 1st floor elevations with decorative timber boarding,, timber trussed roof with a concrete tile cover.

The existing windows and doors are of white upvc windows to the front elevation, anthracite grey entrance and garage doors to the side and white upvc windows and doors to rear

The property has a detached dwellings to both sides to the East and abuts a rear boundary.

Access to the property is by a private driveway leading from the highway. The current access will not be altered in any way with the proposed alterations.

The current condition of the house is generally dated and in need of repair and refurbishment to bring the house into line with the standards of the neighbouring property.

Internally, the GF consist of small divided rooms to include kitchen, dining room, lounge w/c and hallway.

1st floor layout comprises 2 double bedrooms, 1 single bedroom and small family bathroom and landing.

Proposed Alterations/Refurbishment.

The current owners have a growing family and wish to modernise the layout and fixtures and fittings to bring the house up to date with current building regulations and provide a home more suitable for a growing family in today's environment.

The planned refurbishment works include:

- New gable roof extension over existing garage footprint to side elevation to create larger master bedroom suite at 1st floor and create covered car port/entrance at GF to front.
- Removal of internal GF walls to create large open plan living room to garden.

- New bi-folding doors to rear at GF and new upvc windows to 1st F gable extension
- Localised tidying up of existing landscaping and green infrastructure to the North, east and South external elevations.

The planned refurbishments to the property will give a more modern open plan living space to ground floor whilst providing a home study to allow for working from home. Provide a second much needed bathroom at 1st floor and larger master bedroom suite to bring the bedroom spaces more aligned with the Gf footprint and modern family home.

Historically there has been extensive developments to many of the neighbouring properties in the local vicinity with a number of similar developments having been approved giving precedent to this type of development in the area

31 the Oaks, Planning Ref P/19//0202 approved 29th July 2019 – This property having an almost identical gable extension over side garage approved

27 The Oaks, Planning Ref P/06/0590 approved 21st Dec 2006 - This property having an almost identical gable extension over side garage approved

42 The Oaks, Planning ref P/11/6348 approved 9th Dec 2011 – Very similar gable extension over side elevation approved.

59 The Oaks, Planning Ref P/20/0251 approved 20th Oct 2020 – This property having a 2 storey rear extension and balcony approved.

Bio-Diversity Enhancements

In order to comply with current planning policies, the refurbishment works will include the installation of bird boxes to the external elevations, namely

1 no Schwegler 1SP Sparrow Terrace placed at high level to rear elevation as indicated on drawing no: TW - 004 Rear Elevation - Existing & proposed.

1 no Schwegler 1SP Sparrow Terrace placed at high level to east elevation as indicated on drawing no: TW -006 East Elevation - Existing & proposed.

Rainwater harvesting water butt will be installed to rear elevation to attenuate rainwater run off for landscape and green infrastructure maintenance.

The above bio-diversity measure will be installed at completion of the construction works..

Green Infrastructure Scheme

In order to comply with current planning policy, please see below measures and statements

What green infrastructures have/will have been removed to facilitate the development –

None of the existing green infrastructure elements will need to be removed or altered to allow of the development, meaning no loss of existing habitats or foraging features for local wildlife.

How are the retained features being protected during development

Due to the locations of the planned work activities being away from the existing green infrastructures on site, the possibility of damage or disturbance is negligible, however, protective fence lines will be installed against any features at risk of damage or disturbance to create a clear and protected boundary between the work areas and existing features to be retained.

What Green features are being planted as mitigation for loss -

As the planned works have no effect to the existing features, none have been removed so the case for extensive mitigation is negated. The retained and protected native species hedgerows to the south and west elevations will continue to provide habitat and foraging for the existing local native wildlife.

How will the new planting be managed and maintained?

This to be done periodically going forward, avoiding nesting bird season to mitigate the disturbance of existing native wildlife that may/may not be present, using hand tools only.

The newly planted wildflower planting will be left to grow naturally with only sensitive and localised cutting back and pruning of overspill of the wild flower planting area.

Water for maintaining planting and green infrastructure will be provided by the installation of 1no 200litre water butt harvesting water from surface water run offs from new roof area.

What landscaping is being planted to enhance green infrastructure?

As the planned development works do not affect any of the existing planting and green features on site and the site has existing extensive native species hedgerows and planting, there is little scope or room to introduce additional green features or planting. The owners of the property however, have plans to install a wild flower 'meadow' on a small scale to the rear garden to attract and provide shelter and foraging for native species of wildlife to improve this wherever possible.

Bio-Diversity Enhancements

As above bio diversity statement.

Conclusion

The planned refurbishment works pose little or no threat to the existing green features on site, All existing hedgerows and planting will be protected and retained through the build programme and maintained. This will mean zero loss to existing green features, native species hedgerows or foraging habitat.

The client understands the need to protect green features and whilst there isn't great scope to add to the existing features they will install any additional mitigation wherever possible as detailed above.

The inclusions of new bird boxes, introduction of wild flower planting and retainment of existing features should hopefully see a net gain across the development both maintaining and improving existing features.

Appendix A - Photos of existing elevations

Front elevation



Rear Elevation



Side elevation over garage



