

**DC/2015/01165**

**DEVELOPMENT DESCRIPTION: PROPOSED DEMOLITION OF EXISTING GARAGE & CONSERVATORY AND CONSTRUCT NEW SINGLE STOREY EXTENSION TO INCLUDE GARDEN ROOM, GARAGE, UTILITY & STUDY**

**ADDRESS: 10 SOMERSET DRIVE, RAGLAN, NP15 2DW**

Case Officer: Joanne Clare

Registered: 08/10/2015

**1.0 APPLICATION DETAILS**

1.1 This application relates to a two storey detached dormer bungalow, located in a quiet cul-de-sac in the village of Raglan.

1.2 It is proposed to demolish the existing carport/garage and conservatory and construct a new single storey extension to include a garden room, garage, utility and study. The proposed extension would measure approximately 3.9m to the ridge, 2.2m to the eaves and would project back 11.4m to the rear. All proposed external materials are to match those existing and there is a rooflight being inserted to the new extension. This would be to the inside of the apex roof so would not overlook the neighbouring property.

1.3 It is proposed to construct a brick screen wall to the south west boundary 2.7m x 2.025m high to maintain privacy between 10 and 11 Somerset Drive.

**2.0 RELEVANT PLANNING HISTORY**

None

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

Strategic Policies

S13 Landscape, Green Infrastructure and the natural environment

S17 Place making and design

Development Management Policies

EP1 Amenity and Environmental Protection

DES1 General Design Considerations

**4.0 REPRESENTATIONS**

## Consultation Responses

Raglan Community Council – No Objections

Welsh Water – Public sewer main crossing application site.

## Neighbour Consultation Responses

None

### 5.0 EVALUATION

#### 5.1 Visual Impact

5.1.1 The proposed extension is considered to be a modest domestic addition that is not harmful to the character or appearance of the dwelling. The proposal would be of an appropriate form and constructed with sympathetic materials that integrate well with the property. The proposed extension would be to the rear of the property and would have an acceptable visual impact that would not be harmful to the area. The extension is of an acceptable standard of design that respects the form of the existing dwelling in accordance with policy DES1 of Monmouthshire's Local Development Plan.

#### 5.2 Residential Amenity

5.1.2 The dwelling is located in quite a densely populated area surrounded by residential properties. The proposed extension would not result in any overlooking issues or loss of privacy due to the creation of a new boundary wall between the property and number 11. The extension would not obstruct any party's access to natural light therefore it is not considered to have a harmful impact on any other party's residential amenity. There have been no objections to this proposal.

## Conclusion

### 6.0 RECOMMENDATION: **Approve**

#### Conditions:

1. Standard 5 year
2. The development shall be carried out in accordance with the approved plans

Informative

Welsh water

Party wall act

Bats