

## **DESIGN & PLANNING STATEMENT**

To accompany Householder Planning Application

For: Proposed first floor balcony to rear of house.

At: Cedar Lodge, Pencraig, Ross-on-Wye, HR9 6HR

Date: 27<sup>th</sup> January, 2025

## **1.0: INTRODUCTION**

This is a design and planning statement to accompany the drawings submitted for the proposed first floor balcony to the rear of the existing house, which form a householder planning application. The purpose of this document is to explain the proposed design rationale and support why such a proposal would be suitable and not detrimental to the surrounding context.

## **2.0: USE:**

The existing property is a private dwelling.

## **3.0: PLANNING CONSTRAINTS:**

The property is subject to the following constraints:

- The property is within the Wye Valley A.O.N.B.
- The property is not a Building of Townscape Merit (Locally listed).
- The property is not Listed.

## **4.0: FLOOD RISK ASSESSMENT:**

The site is located within Flood Zone 1, an area with a low probability of flooding. This information is drawn from the Environmental Agency Website. The proposed works will not have any impact upon flood risk or increase risk of flooding.

## **5.0: DESIGN FACTORS AND CONSIDERATIONS:**

The proposal includes has been designed to harmonise with the existing property with careful selection of materials to allow it not to detract from the current house nor make it visually obtrusive. The scale of the balcony is modest in in proportion to the rest of the house.

### **ACCESSIBILITY:**

The property is currently accessed via the front entrance. This will remain.

### **WASTE DISPOSAL & RECYCLING:**

This will continue to be carried out as per council requirements. No changes are proposed.

### **SUSTAINABILITY:**

All works are to be in accordance with building regulation requirements for thermal performance. Where feasible and practicable, measures will be taken within the proposed works to improve thermal performance and energy efficiency.

## **6.0: PRIVACY, OUTLOOK AND AMENITY:**

It is considered that issues of privacy, outlook and amenity are not undermined by the proposal. This has been considered within the design development. The proposed size, materiality and design of the proposed balcony will not be unduly visually intrusive, nor will they detract from the character and appearance of the existing building due to their positioning and minimal visibility from the crescent. It is also felt there will be minimal impact upon amenity and privacy to neighbouring properties due to the distance to surrounding properties and the screening of existing mature trees and hedges.

## **7.0: CONCLUSION:**

Due to the modest scale of the proposal, careful selection of materials and the lack of any loss of privacy or amenity to others, it is believed that there will be no detrimental impact upon the existing property or surrounding context with the proposal. The proposed balcony is to the rear and only partially seen from the road (which is a small crescent serving only 3 houses) and have no adverse impact upon the character of the A.O.N.B. Given the condition of the current rear extension, the proposed works will in fact be an enhancement to the host dwelling.

## **8.0: SUBMITTED DRAWINGS:**

- 001 - Location and Existing Site Plans
- 002 - Existing Plans
- 003 - Existing Elevations
- 010 - Proposed Site Plan
- 011 - Proposed Plans
- 012 - Proposed Elevations