



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ERECTION OF A SINGLE-STOREY FLAT-ROOF REAR EXTENSION
29 WHITSTONE ROAD, NEWPORT NP19 8BB
PLANNING STATEMENT**

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Reference: TCPA-2025-166-HIGGS-02-FUL-NWP
Document Title: Planning Statement
Revision: Draft v1.2
Date: 18 November 2025

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1.0 INTRODUCTION

1.1 Purpose of the Document

This Planning Statement has been prepared on behalf of the applicant, Mr Jamie Higgs, in support of a householder planning application for the erection of a single-storey rear extension at 29 Whitstone Road, Newport, NP19 8BB.

The purpose of the document is to provide a clear and structured assessment of the proposal against the relevant planning policy framework, including national policy, the statutory development plan, and other material considerations. It explains the site context, the planning history, the details of the proposed development, and the key planning matters that inform the determination of the application. The intention is to demonstrate that the development represents an appropriate and sustainable form of domestic extension within an established residential area of Newport.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Context

The application site comprises a two-storey mid-terrace dwelling located on Whitstone Road within an established residential area east of Newport city centre. The property forms part of a short terrace of six dwellings of similar age and appearance, characterised by brick and rendered elevations, UPVC fenestration and concrete tiled roofing. A two-storey rear projection forms part of the existing built form, typical of this part of the street. The dwelling benefits from a long, narrow rear garden extending to the south.

2.2 Topography and Access

The site exhibits a gentle fall from north to south, resulting in the rear garden sitting slightly lower than the front of the property. The eastern adjoining property is positioned on slightly higher ground, creating a modest stepped relationship within the terrace. Access to the property is taken directly from Whitstone Road, with pedestrian access to the rear provided solely through the dwelling.

2.3 Surrounding Land Uses

The surrounding area is residential in character, comprising predominantly terraced and semi-detached dwellings of similar scale and architectural form. There are no commercial uses or community facilities in the immediate vicinity that influence the character or setting of the site. The locality is well established and forms part of the wider suburban fabric of Newport.

2.4 Key Features and Constraints

The site lies within the defined settlement boundary of Newport and is located within a well-established residential terrace characterised by consistent building lines and long rear gardens. The topography slopes gently from north to south, with the eastern neighbouring property positioned at a

slightly higher level, creating a modest stepped relationship within the terrace. There are no designated heritage assets, ecological constraints, or landscape designations affecting the property, and the site is located within Flood Zone 1. The surrounding pattern of development is uniform and the residential character of the area is firmly established.

3.0 PLANNING HISTORY

3.1 Planning Applications

A review of Newport City Council's online planning register confirms that there are no previous planning applications recorded for the property.

3.2 Planning Appeals

There are no recorded planning appeals associated with the site.

3.3 Planning Enforcement

There is no history of enforcement notices, investigations, or complaints relating to the property, and no evidence of any breaches of planning control.

4.0 PROPOSED DEVELOPMENT

4.1 Development Summary

The proposal comprises the erection of a single-storey flat-roof rear extension to the existing dwelling. The extension measures approximately 4.7 metres in depth, 3.8 metres in width, and 2.8 metres in height. It infills the area between the original rear wall and the existing two-storey rear projection, providing an enlarged kitchen and utility space opening onto the garden.

4.2 Material Change of Use

The development does not involve any change of use. The property will continue to function as a single C3 dwellinghouse following completion of the works.

4.3 Operational Development

The works constitute operational development to the rear of the dwelling, including new external walls, a flat roof incorporating rooflights, rear-facing fenestration, and internal reconfiguration at ground-floor level. No alterations are proposed to the upper floors or roof structure of the main dwelling.

4.4 Ancillary or Associated Development

The proposal does not include any ancillary structures, outbuildings, decking, boundary alterations, or changes to the existing garden layout. All works are contained within the footprint of the new extension.

4.5 Infrastructure and Servicing Proposals

The development will utilise existing connections for foul and surface water drainage, with any additional run-off managed through appropriate connection to the existing system or equivalent permeable solution. All utilities will be retained as existing. Access and parking arrangements remain unchanged.

4.6 Phasing or Implementation

The extension will be constructed in a single phase. No phased delivery or temporary works requiring separate approval are anticipated.

5.0 PLANNING POLICY AND LEGISLATION

5.1 Future Wales – The National Plan 2040

Future Wales: The National Plan 2040 is the Welsh Government's national development framework, providing a spatial strategy for sustainable growth, regeneration, and environmental resilience. It informs local policy preparation and is a material consideration in planning decisions. The following policies are relevant to the proposed development:

- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

5.2 Planning Policy Wales (Edition 12, 2024)

Planning Policy Wales (PPW) Edition 12 outlines national planning policies, promoting sustainable development guided by placemaking principles and the Well-being of Future Generations (Wales) Act 2015. The following policy themes and chapters are specifically relevant to this application:

- Chapter 2 – People and Places: Achieving Well-being Through Placemaking
- Chapter 3 – Strategic and Spatial Choices
- Chapter 4 – Active and Social Places
- Chapter 6 – Distinctive and Natural Places

5.3 Newport Local Development Plan (LDP) 2011–2026

The adopted Newport Local Development Plan (2015) remains the statutory development plan for the area. The following policies are directly relevant:

- Policy SP1 – Sustainability
- Policy GP1 – Climate Change
- Policy GP2 – General Amenity
- Policy GP5 – Natural Environment
- Policy GP6 – Quality of Design

- Policy GP7 – Environmental Protection and Public Health
- Policy T4 – Parking

5.4 Other Material Considerations

The following supplementary planning guidance (SPG) and Technical Advice Notes (TANs) are also material considerations for this proposal:

- Newport City Council – Supplementary Planning Guidance (SPG): Design
- Technical Advice Note (TAN) 12: Design
- Technical Advice Note (TAN) 18: Transport

5.5 Relevant Legislation

This planning application is assessed against the framework set by the following key legislative provisions:

- Town and Country Planning Act 1990 (as amended)
- Planning (Wales) Act 2015
- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Planning and Compulsory Purchase Act 2004
- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- Equality Act 2010

6.0 MATERIAL CONSIDERATIONS

6.1 Principle of Development

The principle of development concerns whether a single-storey rear extension is acceptable in land-use and policy terms within this established residential area. National planning policy, including Future Wales and Planning Policy Wales (Edition 12, 2024), supports sustainable growth within designated urban areas and encourages the efficient use and enhancement of existing housing stock where proposals contribute positively to placemaking and do not generate adverse impacts.

At the local level, the site lies within the defined settlement boundary where the Newport Local Development Plan (2011–2026) supports appropriate residential alterations through Policy SP1. Policies GP2 and GP6 require that domestic extensions maintain residential amenity and reflect high-quality design, while the Council's Design SPG sets expectations for the scale and form of extensions to terraced properties.

The proposal is a modest domestic addition contained wholly within the curtilage of the dwelling. It does not introduce a new use or intensify the existing one, and its scale is consistent with normal

expectations for rear extensions in this location. The development aligns with both national and local policy objectives and represents an appropriate form of sustainable residential enhancement within the settlement boundary.

No additional mitigation is required to make the principle acceptable, and standard conditions relating to plans and materials would provide sufficient control.

6.2 Design and Visual Amenity

Design and visual amenity considerations relate to the scale, appearance, and overall integration of the proposed extension with the host dwelling and surrounding residential context. National policy emphasises high-quality placemaking and requires domestic alterations to respect local character while contributing positively to the form and function of existing homes. At the local level, Policies GP2 and GP6 of the Newport Local Development Plan require that development achieves good design, maintains visual coherence, and protects the character of the area. The Council's Design SPG provides further guidance on appropriate rear extensions to terraced properties, focusing on proportion, roof form, and material consistency.

The proposed extension is positioned to the rear of the dwelling and is not visible from Whitstone Road, ensuring no impact on the public realm or wider townscape. Its flat-roofed form and modest height ensure it remains clearly subordinate to the host building, and the 4.7-metre depth does not disrupt the established rear elevation pattern of the terrace. The use of render to match the existing dwelling, alongside contemporary but sympathetic cladding elements to the garden elevation, results in a coherent and visually appropriate addition. The design respects the massing, proportions, and material palette of the terrace and does not introduce any features that would appear out of character or visually intrusive.

The proposal satisfies the expectations of national and local policy and is acceptable in design terms. A standard condition securing the use of the approved materials would ensure continued compliance.

6.3 Impact on Residential Amenity

Residential amenity considerations relate to the effects of the proposed extension on daylight, outlook, privacy, and general living conditions for adjoining occupiers. National policy seeks to safeguard neighbour amenity as part of good placemaking, while local policy requires domestic extensions to avoid unacceptable harm to surrounding properties. Policies GP2 and GP6 of the Newport Local Development Plan, supported by the Design SPG, establish the need to prevent overshadowing, overbearing effects, and overlooking arising from built alterations within tight-knit residential environments.

The proposal has been designed to ensure an appropriate relationship with both adjoining properties. The single-storey flat-roof form, 2.8-metre height, and modest overall scale avoid any significant loss of daylight or sunlight to neighbouring windows or garden areas. The depth of 4.7 metres remains consistent with the typical scale expected for rear extensions to terraced dwellings and does not produce an overbearing impact when assessed against the established rear building line. There are no side-facing windows, preventing any opportunity for overlooking, and the rear-facing doors and glazing maintain a conventional relationship with the garden where privacy is already mutual. Although the eastern neighbouring property sits at a slightly higher level, the difference in ground level does not create any materially harmful effects in terms of dominance or overshadowing.

The development has no adverse impact on the residential amenity of neighbouring occupiers, and any residual effects are limited and acceptable for a domestic context.

6.4 Highways and Parking

Highways and parking considerations relate to whether the development would generate additional demand for vehicle parking or materially affect local highway conditions. National policy encourages efficient use of land within existing urban areas while ensuring that new development does not create unacceptable transport impacts. At the local level, Policy T4 of the Newport Local Development Plan and the Parking Standards SPG set expectations for appropriate parking provision relative to dwelling size, layout and likely occupancy.

The property currently benefits from space for two off-street parking spaces, which meets the Council's expected provision for a dwelling of this scale. The proposal does not increase the number of bedrooms and therefore does not intensify the parking demand associated with the property. Access arrangements remain unchanged, and no alterations are proposed to the front curtilage or the way vehicles enter or leave the site. The development is confined to the rear of the dwelling and has no operational or visual impact on the highway.

The proposal does not give rise to any transport or parking concerns and fully accords with Policy T4 and the Parking Standards SPG. No mitigation is required.

6.5 Ecology and Biodiversity

Ecology and biodiversity considerations relate to potential effects on habitats, species, and the site's overall contribution to ecological resilience. National policy seeks to safeguard biodiversity and encourage enhancements where appropriate, while local policy requires development to avoid adverse impacts on the natural environment and, where possible, deliver measurable improvements. Policy GP5 of the Newport Local Development Plan and the guidance within Planning Policy Wales

(Edition 12, 2024) provide the framework for assessing ecological implications of domestic extensions.

The proposed extension is confined to the existing built footprint at the rear of the dwelling and will be constructed over existing impermeable hardstanding. There is therefore no loss of green space, habitats, or permeable ground. The long rear garden will remain unchanged, preserving existing soft landscaping and the site's limited contribution to local biodiversity. The works do not involve any alterations to roof structures associated with bat roost potential, and there is no evidence of protected species activity within or near the development area.

Although the ecological impact of the proposal is negligible, the scheme incorporates a proportional enhancement through the installation of a WoodStone House Martin Nester, suitable for house martins and swallows, positioned beneath the rear eaves as shown on the proposed elevations. This provides a durable and ecologically meaningful nesting feature and aligns with national expectations for biodiversity enhancement on small domestic schemes.

The development does not give rise to any adverse ecological effects, and the inclusion of the nesting unit provides an appropriate level of enhancement for a householder extension of this scale. A condition securing the installation of the bird box is suitable.

6.6 Other Material Considerations

Other material considerations relevant to the application include construction management, boundary relationships, and the general domestic context of the proposal. The extension is a small-scale form of operational development contained entirely within the rear curtilage of the dwelling, and its construction can be undertaken without affecting the public highway or neighbouring access. The established boundary treatments will remain intact, and no works extend beyond the applicant's land ownership. The development does not introduce noise, odour, glare, or any activity that would materially affect the living conditions of adjacent occupiers. There are no infrastructure constraints, heritage considerations, or public rights of way affecting the site, and no representations or known interests are anticipated that would alter the planning assessment. The proposal is therefore free from any wider constraints or exceptional considerations that would weigh against the grant of permission.

7.0 CONCLUSION

7.1 Summary of Development

The proposal comprises a single-storey flat-roof rear extension to a mid-terrace dwelling within an established residential area. The development is modest in scale, positioned entirely within the rear curtilage, and designed to integrate with the form and appearance of the existing property.

7.2 Planning Balance

The assessment demonstrates that the proposal accords with national policy, the Newport Local Development Plan, and relevant supplementary guidance. The extension results in no unacceptable impact on residential amenity, local character, highways, ecology, or environmental quality. The development constitutes an appropriate form of sustainable domestic enhancement within the settlement boundary.

7.3 Conclusion

The proposal represents a policy-compliant and well-considered extension to an existing dwelling. There are no material considerations weighing against the development, and planning permission should therefore be granted.

8.0 RECOMMENDED CONTROLS

8.1 Planning Conditions

If the Council is minded to grant planning permission, it is recommended that a proportionate number of planning conditions be imposed to ensure the development is implemented and operated in an acceptable manner. The following draft conditions are considered necessary, relevant, enforceable, precise and reasonable.

1. ***Time Limit for Commencement***

The development shall begin no later than five years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. ***Approved Plans***

The development shall be carried out in accordance with the following approved plans:

PL01A – Location and Site Plans

PL02A – Existing Plans and Elevations

PL03A – Proposed Plans and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. ***External Appearance (Compliance Condition)***

The external materials will be those specified on drawing PL03A unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development integrates with the character and appearance of the existing dwelling in accordance with Policy GP6 of the Newport Local Development Plan.

4. **Biodiversity Enhancement (Pre-Occupation Condition)**

The Wood Stone House Martin Nester shown on approved drawing PL03A shall be installed on the rear elevation beneath the eaves before the first occupation of the extension, and it shall thereafter be retained and maintained for the lifetime of the development.

Reason: To secure ecological enhancement in accordance with Policy GP5 of the Newport Local Development Plan and the requirements of Planning Policy Wales.

APPENDICES

Appendix A: Site Location Plan

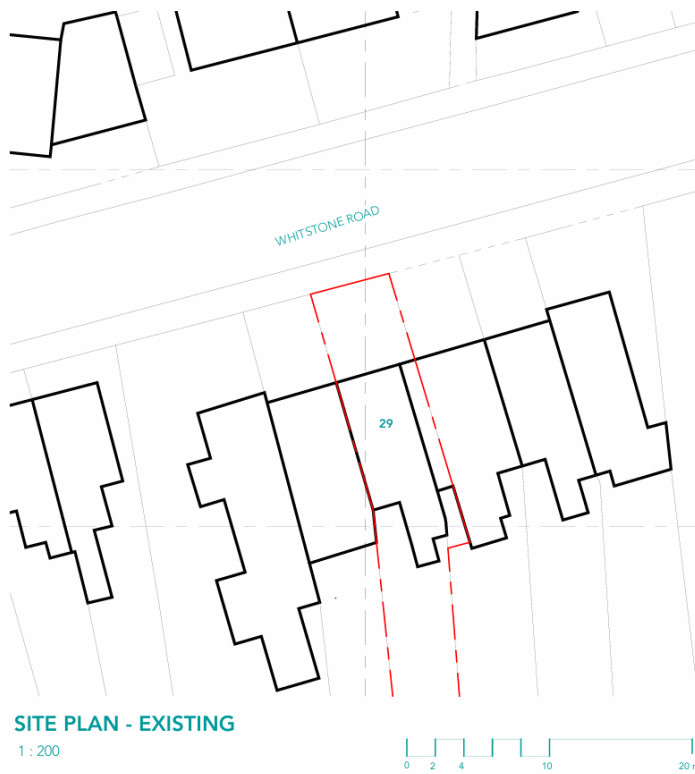
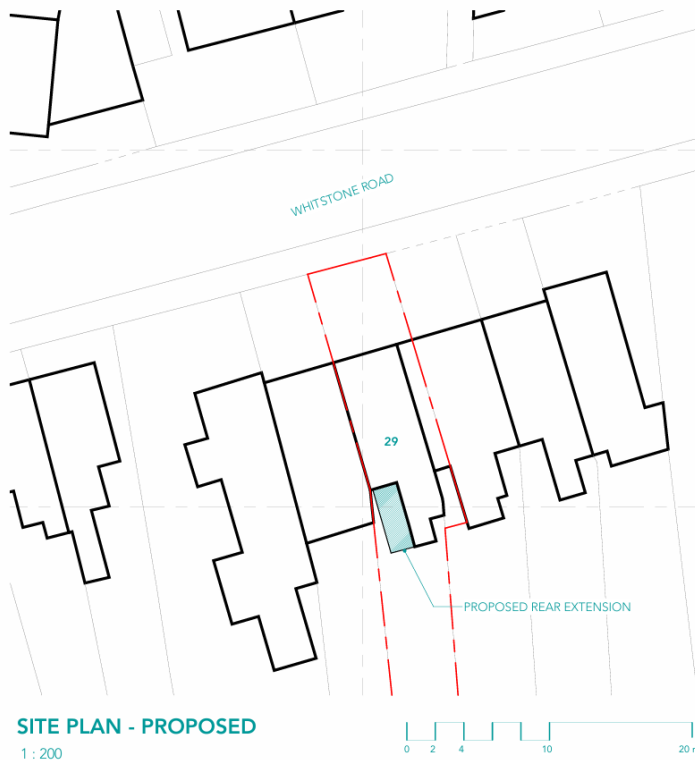


LOCATION PLAN

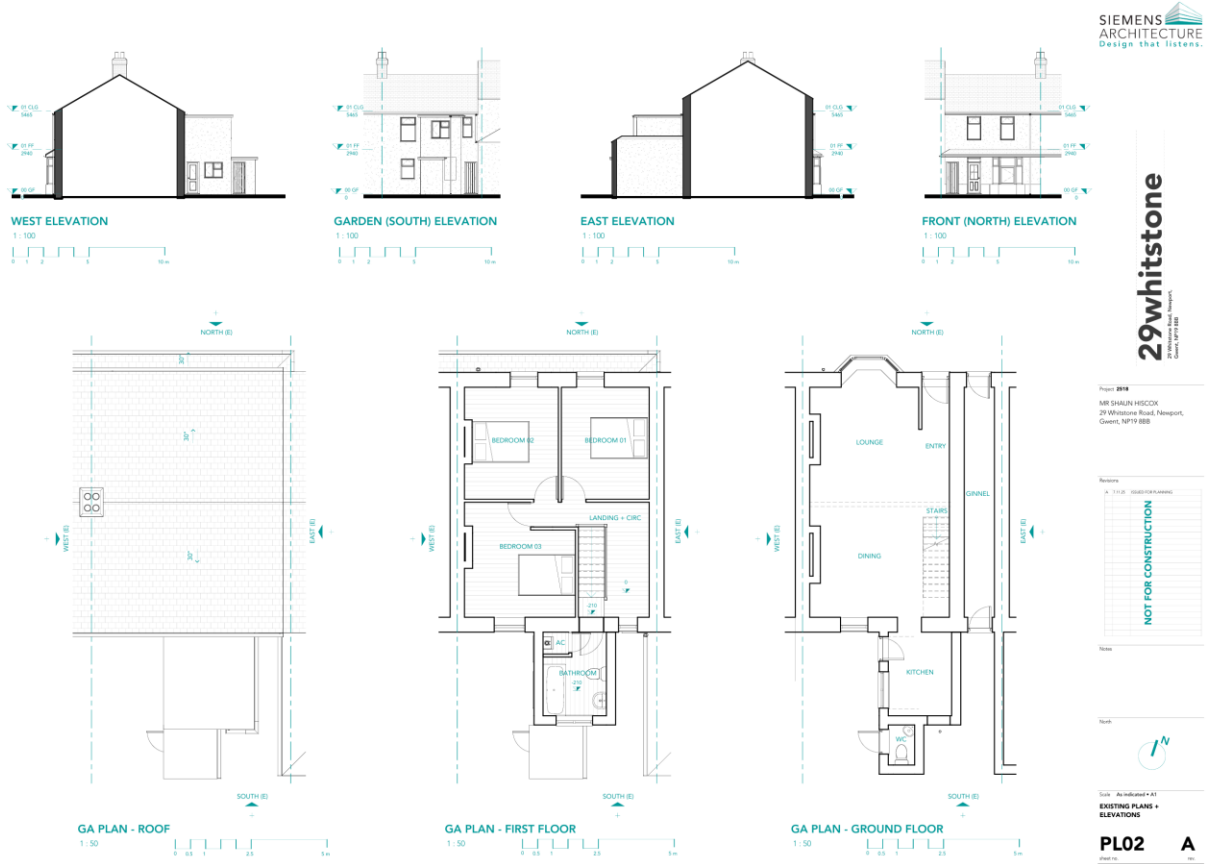
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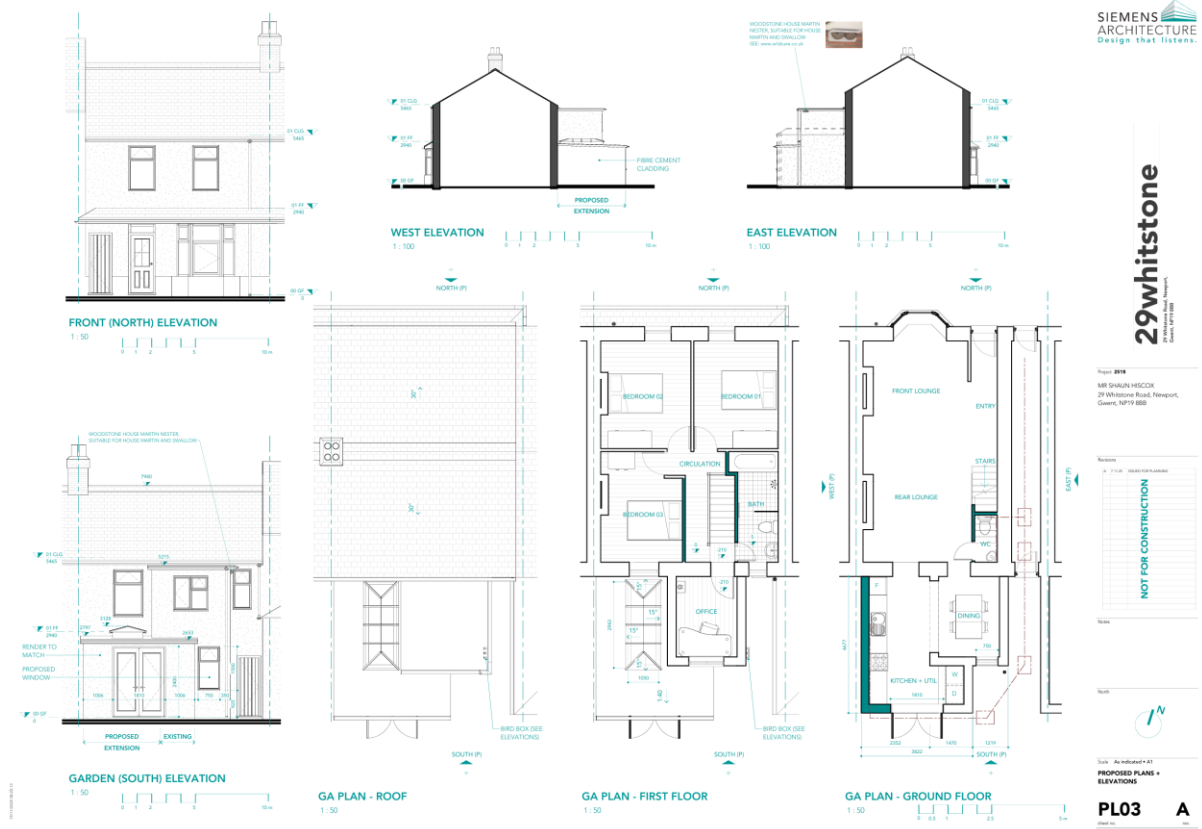
Appendix B: Existing and Proposed Site Plan



Appendix C: Existing Elevation and Floor Plans



Appendix D: Proposed Elevation and Floor Plans



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