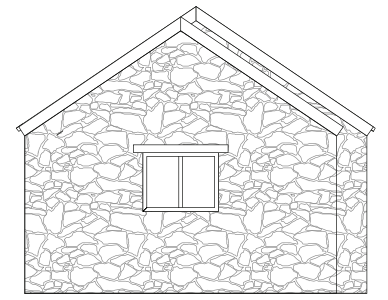
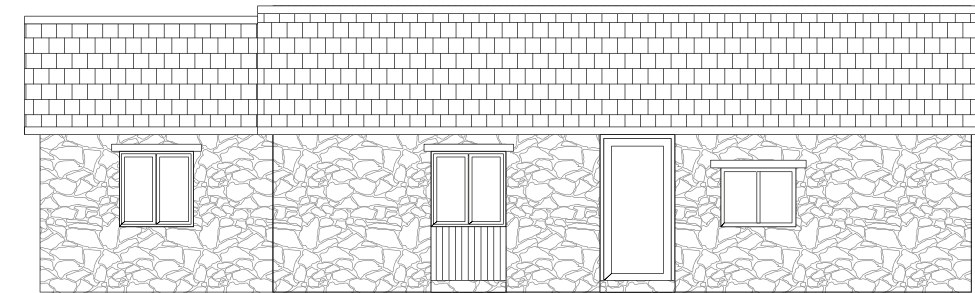


GROUND FLOOR PLAN:

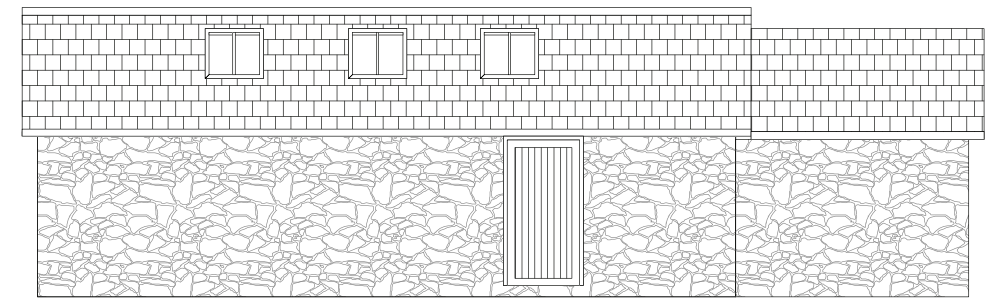
- 1 - Bedroom
- 2 - Shower room
- 3 - Kitchen
- 4 - Lounge



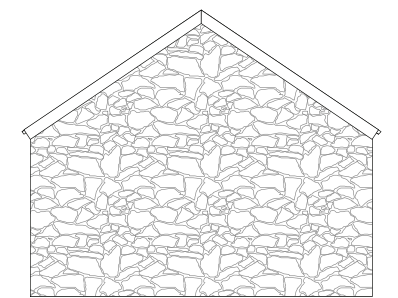
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

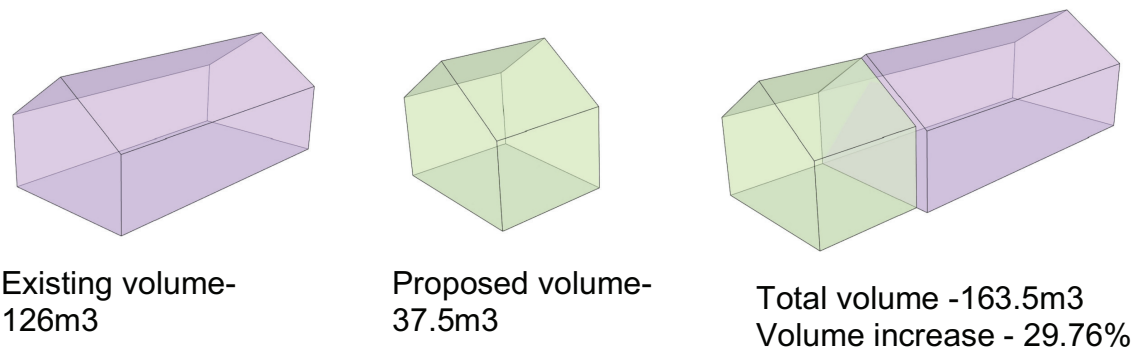


SIDE ELEVATION



Proposed plan

Internal floor area plan



H13 Extensions to Dwellings in the Countryside

BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO EXTEND A DWELLING WILL BE PERMITTED PROVIDED THAT:

- i) THE VOLUME OF THE EXTENSION IS NOT MORE THAN 30% OF THE ORIGINAL DWELLING, OR AS EXISTED IN 1948;
- ii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE.

5.27 This Policy is designed to prevent the urbanisation of the countryside through progressive increases in the size of existing dwellings that could alter the character of the rural area. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.

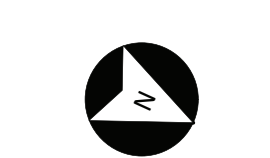
Policy H13 from Newport's LDP (2011-2026, adopted 2015) states that volume increases of less than 30% do not contribute to the urbanisation of the countryside. The proposed 29.76% increase in volume is consistent with the policy's intent and demonstrates minimal impact on the rural character.

Site: Land North of Rock Cottage

Drawing No. TG2203-21

Project No. TG2203

Drawn. SG



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Title: Proposed plans and Elevations

Scale at A3 1:50 / 1:100

Date Oct 2024

Revision. B