

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build. E)

Tel. – 01633 857566 / 07749 261114

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10th March 2025.

FAO – Marnie Ostler,
Development Dept.,
Newport City Council,
Civic Centre,
Newport.

Ref – CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO
39 Dolphin Street Newport NP20 2AT
Planning Ref - 24/1047.

Dear Marnie,

Thanks for today's email.

I have read the NRW second response. NRW are not opposing the application.

They make the following points –

1. They confirm that the existing and proposed use are high risk. It should be noted that the property will be professionally managed – which will reduce the risk to the occupants and provide support.
2. They make note of emergency services access. The echelon parking outside the property ensures that the highway has good access and will not block – unlike most other traditional, non-forecourt, residential streets.
3. NRW mention the refuge area. The proposed refuge area would be exclusive for purpose. It is larger than most proposed refuge areas.
4. The managing agent will ensure that all occupants are aware of the flood risk and the evacuation plans.
5. In my opinion NRW are not going to oppose the application – even with different details. Flume and NRW both know the risks of the area. An FCA has to be suitably detailed to match the proposal. I note that NCC have titled the document 'Flooding Addendum'.

I would like to take this opportunity to confirm that a bird box will be located to the rear elevation – see photo below.

We have not had any requests or communication regarding Community Infrastructure Levy. We would be happy to discuss this matter – if required.

We have not had requests to include the front windows into this application. Had it been requested; we would have submitted a separate application – as the two are not linked.



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With regard to Highways – I feel confident having carried out quite extensive surveys, and knowing the area well, to be able to say that this proposal will not cause parking harm to the area. The area is adequately sustainable and should not be opposed on parking grounds.



Photo showing proposed bird box

I hope that you can take full account of the contents of this letter and reconsider your suggestion that the application be refused.

My client will, without any doubt, appeal the decision.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

