



LRJ PLANNING

Planning, Design and Development

PLANNING, DESIGN AND ACCESS STATEMENT

Remodelling of the existing dwelling including the raising of the roof with the insertion of two pitched roof dormers in the front plane of the roof and associated works at Wrens Cottage, Tregarn Road, Newport, NP18 2JT

July 2025



1.0 Introduction

1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the householder planning application for the remodelling of the existing dwelling including the raising of the roof with the insertion of two pitched roof dormers in the front plane of the roof and associated works at Wrens Cottage, Tregarn Road, Newport, NP18 2JT.

1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.

1.3 The application is supported by a site layout plan, floor plans, full elevational plans, as well as a Bat Survey, which illustrate that the site is capable of accommodating the proposed extensions.

1.4 The remainder of this Statement is structured as follows:

- Section 2: Site Location and Description
- Section 3: Background
- Section 4: Development Proposal
- Section 5: Planning Policy Context
- Section 6: Design and Access
 - **i) Layout and Density**
 - **ii) Scale**
 - **iii) Appearance**
 - **iv) Materials detailing**
 - **v) Access**
- Section 7: Planning Analysis
 - **A) Impact on Character and appearance**
 - **B) Impact on residential amenity**
- Section 8: Conclusion



2.0 Site Location and Description

- 2.1 The site is located within a generous sized plot extending to 0.04 hectares that backs on to open countryside. The dwelling is single-storey, finished in render/brick and a slate roof. It is of no architectural merit and it is clear that there are opportunities for the remodelling of the house as a result of these factors.
- 2.2 Within the surrounding area, there are a number of residential properties that are individually designed and there is not one particular dominant architectural style. It should be noted that a number of neighbouring properties have benefitted from extensions including the raising of the roof. Indeed, the neighbouring property Windsor has undertaken a similar extension to that proposed, which was approved by the Council in 2024.

Aerial View of Site





2.3 The application site itself lies outside of any designated Conservation Area and is not located adjacent to any designated heritage assets.

3.0 Background

3.1 The applicant seeks to provide enhanced residential accommodation and to improve the condition and thermal efficiency of the property.

3.2 There is no recent planning history relating to this application site.

4.0 Proposal

4.1 Planning permission is sought for the remodelling of the existing dwelling including the raising of the roof with the insertion of two pitched roof dormers in the front plane of the roof and associated works.

4.2 The proposed development has been devised to represent outstanding architectural quality and design. Its design would utilise facing brick and render including areas of glazing to maximise solar gain and provide an open and light feeling to the property.

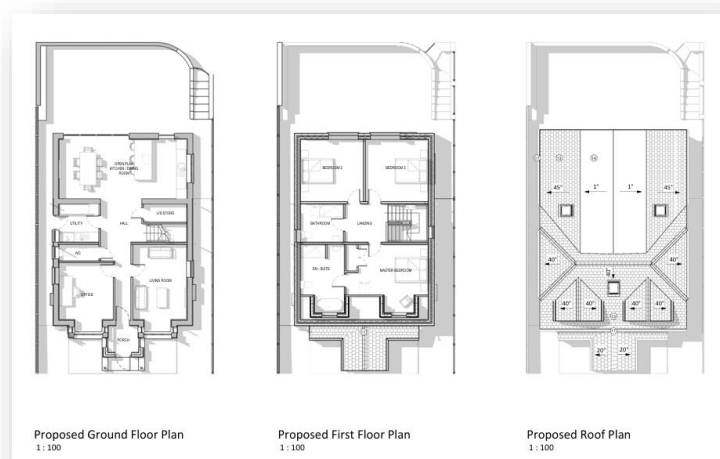
4.3 The property would also benefit from outstanding energy efficiency credentials and low carbon fabrication, with the highest quality of insulation and locally sourced materials and highest rated energy efficient appliances and utilities. The extensions have also been designed to maximise solar gain through its orientation of glazing.

4.4 The palette of external materials are detailed on the plans, but have been selected to match those used in the existing dwelling.



View of proposed extension

4.5 Internally, the following accommodation is as illustrated below.



Proposed Floor Plans



4.6 Further details of the proposed site layout, floor plans and elevations are provided in the submitted drawings accompanying this application.

5.0 Planning Policy Context

5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.3 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—*

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. *The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land*



contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.4 The Newport Local Development Plan (LDP) to 2015 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 Sustainability;
- GP2 General Amenity;
- GP4 Highways and Accessibility;
- GP5 Natural Environment;
- GP6 Design; and
- T4 Parking.

The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) is also relevant.

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access. The following sections provide an overview of the relevant considerations, which will be assessed in greater detail within the later Planning Appraisal section.

i) Layout and Density

6.2 The layout of the development has been informed by both the constraints of the application site, including its access and relationship with neighbouring properties, as well as the layout of the surrounding built environment. It looks to create an



identity and a sense of place to the development.

- 6.3 The majority of the surrounding area is characterised of properties within generous sized plots and have been extended, including the adjacent property.
- 6.4 The layout of the proposal capitalises on the space available within the plot to create a more efficient use of space and level of external space that respects the layout and densities of the surrounding area.
- 6.5 As far as possible within the constraints of the site, the development proposed also been designed and orientated in a manner which maximises its potential for solar gain and for passive heating, further increasing its sustainability credentials.
- 6.6 The proposed layout ensures that there is ample separation between neighbouring dwellings, protecting local residential amenity.
- 6.7 Internally, the layout of the extended house will provide much needed additional residential accommodation.
- 6.8 Overall, it is considered that the layout and density of development proposed is commensurate with the host plot and respects the layout and density of the surrounding built form.

ii) Scale

- 6.9 Careful consideration has been given to the building's scale, with its final design being informed by the surrounding built form, as well as the prevailing height of the adjacent dwellings.
- 6.10 The extensions proposed are sensitive to the constraints of the site, is commensurate with the nature and scale of the plot and is an integral element of the architectural approach chosen.



iii) Appearance

- 6.11 During the design process, it was noted that there is an eclectic range of architectural styles and forms both locally and throughout the area, which provides the opportunity for an innovative design approach, creating an extended dwelling which exhibits the highest quality design and architecture.
- 6.12 The overall appearance of the property would be one of high-quality design, of minimalist style, utilising areas of glazing and high-quality locally sourced materials.

iv) Materials detailing

- 6.13 The development would utilise materials of outstanding quality which have been carefully selected to reflect elements of the local character.

v) Access

- 6.14 No alterations are proposed to the existing access and parking arrangements.

7.0 Planning Appraisal

- 7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 7.2 In formulating the proposal, special regard has been given to the more detailed requirements of the development plan. The requirements and standards of these documents have heavily influenced the final scheme, ensuring that a development of the highest possible quality, appropriate to its setting, is submitted for approval.
- 7.3 The main issues that are considered pertinent to the appraisal of this proposal are:
- The design of the proposal and its impact on the character and appearance of the property and surrounding area;
 - The impact of the development on local residential amenity;



- Biodiversity.

A) The design of the proposal and its impact on the character and appearance of the property and surrounding area

- 7.4 Policies GP2 and GP6 require development to create high quality buildings and places in which people want to live and work.
- 7.5 With regards to the scheme proposed, it is advanced that there would be an acceptable external appearance to the building following completion of the development. It would utilise matching materials and fenestration of appropriate proportions and location.
- 7.6 The overall appearance of the host building of increased height is advanced as being not only acceptable, but results in a high-quality development which is sympathetic to the host building and which achieves the Government's aims of the efficient use of land.
- 7.7 As such, it is reasoned that the proposed increase in height would be in keeping with the prevailing roof forms, seen in the vicinity of the site without having a detrimental impact on the visual amenities or character of the area, or appear incongruous in the street scene, particularly in light of the recent extension at the adjacent property, Windsor.
- 7.8 In light of the recently approved adjacent dormer style dwelling the proposal is considered to be of suitable scale and design in relation to the host property. It therefore appears respectful to the character, scale and detailing of the host property. As a result it reduces any prominence and/or bulk of the increase in height to the benefit of the visual amenities of the dwelling and wider street scene. The ridgelines in the street scene will be maintained.



- 7.9 Given the scale of the extended property, it would also appear of an appropriate scale relative to the host to avoid having either a dominating effect on the host property or appearing to be top-heavy.
- 7.10 The creation of the additional storey is not considered to be obtrusive or incongruous within the street scene. Instead, it is well related and viewed in the context of a wider varied street scene. It is argued that the modest over increase in height of the dwelling does not appear materially at odds with the visual amenities or character of the area.
- 7.11 It must be appreciated that the property is not within a designated Conservation or Article 4 area, nor is the building Listed.
- 7.12 It is advanced that the proposed additional storey is of an appropriate scale and design to have an acceptable relationship with the dwelling. It has an acceptable impact on the character and visual amenities of the host property and the wider street scene.
- 7.13 It is clear that the proposal is acceptable for the following reasons:
- It is of sensitive and high quality design,
 - It respects and contributes to the character of the site and local context, without appearing incongruous,
 - It adopts a scale which is respectful to the original building,
 - It would utilise materials which already form a part of the immediate street scene and character of the area,
 - Read against a varied street scene and adjacent dormer style dwelling.
- 7.14 For the above reasons, it is concluded that the development proposed is of a high quality, suitable and sympathetic design that would enhance the character of the property and integrate with the surrounding varied streetscape, without having a detrimental impact on the visual amenities of the host property or surrounding area.



7.15 Overall, it is advanced that the development would be of a high-quality design, sympathetic to the host property. The resulting dwelling would have a suitable external appearance, particularly given the design, detailing and materials proposed by this development. It would not appear out of scale with the host property, nor would it appear incongruous or contrived.

B) The impact of the development on local residential amenity

7.16 As detailed earlier, the sensitive design and position of the development in respect of neighbouring properties ensures that the scale, massing and prominence of the development is reduced, favouring the amenities of local residents by preventing an overbearing impact, a loss of light, or overshadowing.

7.17 The proposed design and floor layouts have been set to protect privacy between residents and adjacent buildings.

7.18 As detailed earlier, the scale, massing and prominence of the development is reduced, favouring the amenities of local residents by preventing an overbearing impact, a loss of light, or overshadowing.

7.19 In terms of privacy, the development would be sufficiently distant from all neighbouring properties as to prevent overlooking or a loss of privacy. As such, there would be no material overlooking or loss of privacy.

7.20 Overall, the proposal would therefore accord with policy GP6 of the LDP.

C) Biodiversity

7.21 A Preliminary Roost Assessment and subsequent emergence surveys were undertaken to assess the potential impact of the proposed development on protected species, particularly bats and nesting birds. These surveys were conducted in accordance with best practice guidelines and inform the biodiversity strategy outlined below.



- 7.22 The emergence surveys confirmed that no bats were observed emerging from the property, and only a very low number of bat calls were recorded throughout the survey period. There was no evidence of bats roosting within the building, and the structure itself characterised by sound external walls and limited access points was assessed as offering low hibernation potential.
- 7.23 While the site is located within an area of optimal landscape connectivity for bats, the building was not found to support current roosting or nesting activity. No evidence of nesting birds was recorded during the survey period, and no ambient lighting was present in the vicinity of the property, thereby minimising the likelihood of light disturbance to nocturnal species.
- 7.24 In line with statutory duties under the Environment (Wales) Act 2016, the proposed scheme seeks not only to avoid harm to protected species but also to deliver net ecological gain. To this end, a number of biodiversity enhancements have been identified and will be incorporated into the architectural plans, including:

Bat Mitigation and Enhancement:

- Two raised ridge tiles and a self-contained ridge roosting area along the full ridge line of the new hipped roof;
- One *Vivara Pro WoodStone* bat box integrated into the new build structure (with unobstructed access maintained).

Bird Nesting Provision:

- One *Vivara Pro WoodStone Swift Box* built into the wall structure;
 - Two *Vivara Pro WoodStone Sparrow Nest Boxes*, also built into the blockwork (all with clear access to entry points).
- 7.25 To ensure effective bat mitigation and to preserve foraging and commuting routes, all ecological enhancements will be located away from sources of direct illumination.



- 7.26 As a precautionary measure, if bats are encountered during construction outside of the ecologically supervised period, all works will cease immediately. A licensed ecologist will be contacted, and in the event of their unavailability, Natural Resources Wales (NRW) will be notified. No work will recommence until formal guidance or a relevant licence is secured.
- 7.27 These measures are proportionate, achievable at low cost, and will not compromise the building's functionality or the applicant's development objectives. They ensure compliance with both local biodiversity policies and national legislation, including the Environment (Wales) Act 2016.

8.0 CONCLUSION

- 8.1 In conclusion, the proposed development constitutes a scheme of exceptional architectural merit and high environmental performance. It aligns with the core principles of sustainable development, which advocate for responsible, positive growth that supports the economy, strengthens social cohesion, and promotes environmental stewardship. The reduction in fossil fuel dependence and the delivery of an energy-efficient, extended residential unit further reinforce the development's long-term sustainability. Moreover, the construction phase is expected to generate substantial socio-economic benefits for the local community.
- 8.2 The design approach has been carefully informed by the site's specific context, ensuring that the development respects and responds to the scale, character, and urban grain of the surrounding townscape. At the same time, it embraces the opportunity for innovation, offering a contemporary architectural response that complements the area's varied stylistic heritage and enhances its sense of place.
- 8.3 Overall, the proposal represents a high-quality, contextually appropriate, and sustainable form of development that contributes meaningfully to both local needs and broader planning objectives.



8.4 The scheme is fully compliant with relevant local and national planning policies. In light of the clear environmental, architectural, and socio-economic merits of the proposal, it is respectfully recommended that planning permission be granted for this much-needed residential enhancement.