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1.0 Proposed Development

CONSTRUCTION OF 2 NO. DETACHED DORMER BUNGALOWS

Land To South of Cwrt Camlas Rogerstone Newport South Wales in accordance with the content of Pre-app PS/24/0065

APPLICATION TYPE: Full Application

1.1 Site and Development

Location:

The development is located on the southern side of Cwrt Camlas
Two Dormer Bungalows

The application site is located within a settlement boundary, therefore the principle of development is acceptable subject to other material planning considerations.

Dimensions: The building has a maximum footprint measuring metres 9.9 in width by 7.7 metres in depth with a height of 5.9 metres meters to ridge height.

Materials:

Facing brick, render

Concrete roof tiles,

Upvc windows, doors, fascias and rainwater goods to match existing development.

Parking: The provision of six off-street car parking spaces.

2.0 Mitigation in response to Pre-application advice

The pre-app response made suggestions in mitigation that would need to be added to the application in order to gain consent

2.1 Landscaping

Additional planting and ecological enhancement is proposed as part of the scheme, it should also be noted that the tree officer previously stated,

“There are objections to the loss of open space and the trees.

The green open space form a logical focal and entrance area to Serennu – if houses were built on this land this would be lost.”

These comments do not apply to the application as it currently stands, all the existing trees will be retained and the landscaping enhanced as illustrated in the Green Infrastructure Plan, the planting schedule, and the landscaping layout.

This accords with Policy GP5: General Development Principle, Natural Environment, Criterion vii):

[DEVELOPMENT WILL BE PERMITTED WHERE] THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOOLDAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

2.2 Ecology

The Pre-application suggested that a Preliminary Ecological Appraisal to establish the ecological baseline for this area. This PEA document forms part of this application and is the basis for the ecological mitigation, compensation and enhancements measures provided.

This suggests improvement to the Natural environment as outlined in GP5.

A green infrastructure statement also forms part of this submission.

The pre-app response assumed there would be the removal of mature trees, this design illustrates this isn't the case, and all the trees on site are to be retained

2.3 Highways

In the pre-app the Highways Officer stated *“ There are no apparent highway issues, subject to meeting current standards for parking, cycle and bin storage.*

The most appropriate cycle storage would be a 6x4 garden shed. Parking provision relates to bedroom numbers. If there is any shortfall, it may be helpful for the applicant to submit a sustainability study (refer to Appendix 5 of the Parking SPG for further detail).

A footway crossing will need separate additional approval under highway legislation, but no issues are envisaged.”

The parking provided at the proposed properties echo's that, provided on the wider development site, with dedicated drives as at all the surrounding properties.

The Local authority will be contacted to provide dropped kerbs at the entrance points.

3.0 Design Solutions

This section deals with the positive contribution the proposed design brings and responds to the LPA's Pre-application advice.

3.1 Urban Boundary

The pre-application confirmed the application site is located within a settlement boundary, therefore the principle of development is **acceptable** subject to other material planning considerations.

3.2 The pre-application did not provide a full set of details and the LPA commented that the *"principle illustrated in the design was acceptable as proposed and considered it to not result in any unacceptable visual impact, that would be harmful to the amenity or character of the area and would complement the generic character of the wider housing estate opposite."*

The pre-app added that the ridge height proposed is likely to future proof the fact that should dormers ever be proposed they can be accommodated. This has been accepted and the inclusion of small, pitched roof dormers matching those within the wider site have been added. The fact that the pre-app noted *"the potential for overlooking from any first-floor window in the development, to the properties to the rear of the site"*, I can confirm no windows have been added to the rear of the development and a condition restricting the permitted development rights to prevent any such addition, is invited. The gable ends are considered appropriate as this replicates the design of dwellings opposite.

The internal arrangement has been configured to allow part M access to all rooms on the ground floor with a bedroom at that level, this will provide the opportunity for people with mobility limited by age or physical condition to use the units as a home. Proposals such as these are a rare addition to the private housing stock.

The designs have been produced with a smaller GF footprint than the pre-app to enable parking, landscaping, and additional amenity space to be provided. The acceptance of future proofing the site as suggested in the pre-application, by the introduction of dormers has been utilised to create first floor space with-in the roof void.

So, by choosing the dormer construction with no fenestration to the rear of the first floor, there is no impact the impact from the proposed units on the surrounding area, retaining the privacy of the neighbours. This was solution accepted in the pre-app, *As the dwellings proposed are bungalows, no windows are proposed above the ground floor (to the rear) including rooflights. Therefore, a separation distance of 21m is not required with neighbouring properties and a permanent structure in the form of a closed boundary treatment would be present along the rear boundary therefore it is not expected that the proposed development would result in any unacceptable impact in respect of overlooking or loss of privacy to the neighbouring occupiers at the rear.*

This has enabled the proposed smaller units to accommodate the same internal facilities whilst allowing additional external facilities, all without encroaching on neighbours amenity and the existing, sensitive planted areas of the site. So, a condition can be added removing permitted development, which will protect the local environment.

The design of the house in this application demonstrates the integration between the new, existing and educational elements of the development at Cwrt Camlas. Integration is achieved using materials and overall design inspired by the original housing. The area is predominantly two storey but with a large number of single storey annexes and garages which are a constant element together with the larger houses, the Serennu Centre offers a contrasting element in the local street scene, with low and flat pitched roofs and render finishes, this proposed site being at the juncture of these two elements, confirms the building materials of the main residential site whilst recognising the transition to the Serennu complex. The site is also bounded by single storey garages to the north and west and traditional older two storey semi's to the rear.

Drainage

The site has a Welsh Water mains sewer running outside the boundary however no objections were raised in regard to connecting to the sewer. An application for WW permission will be made.

It is noted that the surface water drainage will need to gain SAB consent and this will be undertaken by our appointed engineers, in conjunction with the planning application. This

work is underway.

Conclusion

The proposal is broadly in line with the positive pre-app response, and recognises the issues raised, this proposal reduces the GF foot print, increases the amount of parking and increases in the area of amenity, there is additional ecology and landscaping, together with the confirmation that no existing trees are affected. This all makes a positive addition to what was already a positive response.