

AJ Planning and Development

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PLANNING STATEMENT

**IN SUPPORT OF AN APPLICATION FOR
HOUSEHOLDER DEVELOPMENT
(DRIVEWAY ENHANCEMENT WORKS)**

AT

**48 PILLMAWR ROAD,
NEWPORT, NP20 6WG**

ON BEHALF OF: MR & MRS MUIR

AJ PLANNING REFERENCE: SM/APP-001

APRIL 2026

1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted on behalf of the applicants, Mr and Mrs Muir, in relation to a small-scale development proposal for the *'Driveway works, including reinstatement of boundary wall, planters, and associated development thereto'* at 48 Pillmawr Road, Newport, NP20 6WG.
- 1.2 This application responds to the previous refusal of householder development from the planning authority for similar driveway works (Newport City Council, Application No. 25/0796 relates) and follows pre-application dialogue between the applicants and planning case officer.
- 1.3 In presenting the revised development proposal, the planning authority will observe that:
- Scale and Appearance: The Council had previously determined that the open appearance of the drive, as presented in the original application, was unsympathetic and out of keeping with the street scene (refusal ground 1). Therefore, the revised proposal, as now presented, incorporates the reinstatement of a section of front boundary wall at a consistent height and appearance to the original enclosure.
 - Highway Safety (enhancement): The revised driveway width, replacing the original narrow and dangerous opening, delivers a clear highway safety benefit improving the access and egress arrangement; with the dropped kerb application to be submitted for highway authority approval accordingly.
 - Drainage: A new Aco Type drain, linked to the existing inspection chamber within the permeable surfaced driveway, ensures that there is no discharge of surface water onto the public highway. The original application did not include such provision.
 - Biodiversity: As set out below, the proposed planter boxes and additional border planting provide positive biodiversity benefits; bird boxes and a bug hotel are to be provided within the rear garden area. These cumulative measures are presented to suitably address previous refusal ground 3.
- 1.4 The completion of the driveway works (as sought) will improve visibility, access and egress to the applicant's driveway. As noted in the earlier application submission, Mrs Muir has recently been diagnosed with osteoarthritis, and the enhanced access is thus beneficial when entering and exiting vehicles as a driver or passenger; the enhancement of the access arrangement being a key material planning consideration.
- 1.5 As such, this Statement sets out the planning merits in support of the application proposal within the local and Development Plan context.

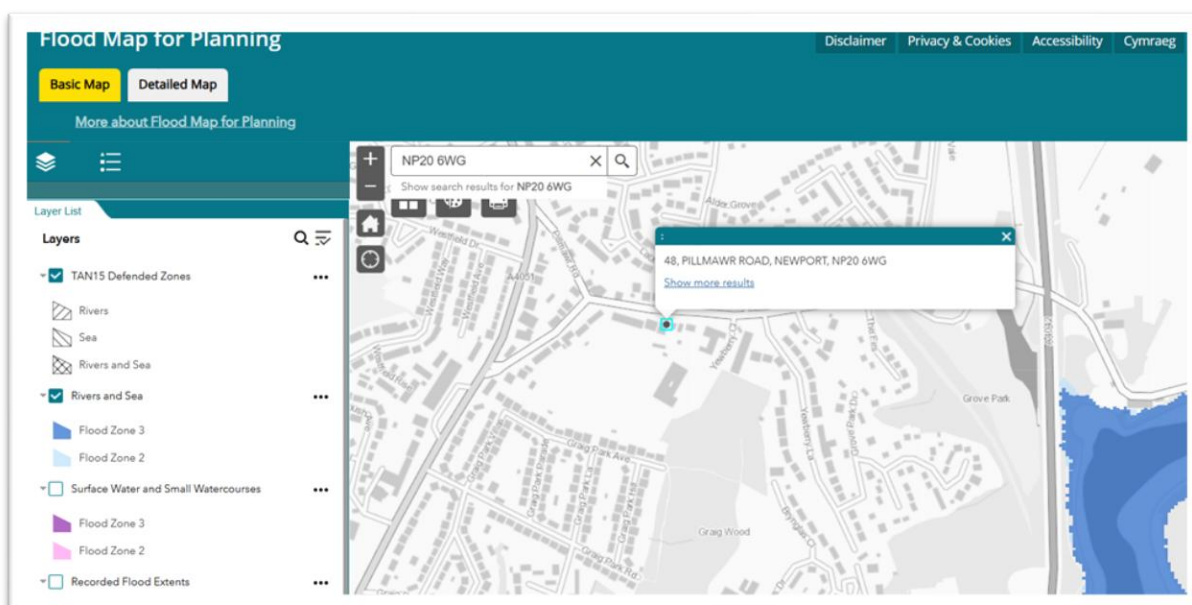
2.0 SITE DESCRIPTION

- 2.1 48 Pillmawr Road comprises of an attractive two-storey detached dwelling house served by frontage parking and access, with rear landscaped garden. The dwelling occupies an elevated position with the front driveway sloping toward the public highway.

Site Photograph: 48 Pillmawr Road



- 2.2 The application seeks improvements to the frontage of the property namely to improve parking and access arrangements, with associated planting and biodiversity measures within the garden areas. The original driveway was substandard, as discussed with officers prior to submission, and the new arrangement will improve access and egress.
- 2.3 The plan extract below is taken from the NRW Flood Maps for Planning and confirms that the application site is not within the TAN15 Defended Flood Zone and or Surface Water and Small Watercourse Zones.



- 2.4 In terms of the local policy context the Newport Local Development Plan (LDP) Proposals Map confirms that the site is not within a Conservation Area and / or in proximity to any designated heritage asset, such as listed buildings.
- 2.5 In review of local character, as shown on the photographs below, it is observed that the homes within the vicinity of the application site and along the length of Pillmawr Road are served by a range of boundary treatments and access provisions. This includes open driveway accesses, boundary walls of varying heights, hardstanding and garden border areas. The development proposal would deliver a boundary wall in keeping with the main house, with permeable surface material to the driveway, wholly consistent with the local vernacular in terms of scale and appearance.



Views along Pillmawr Road



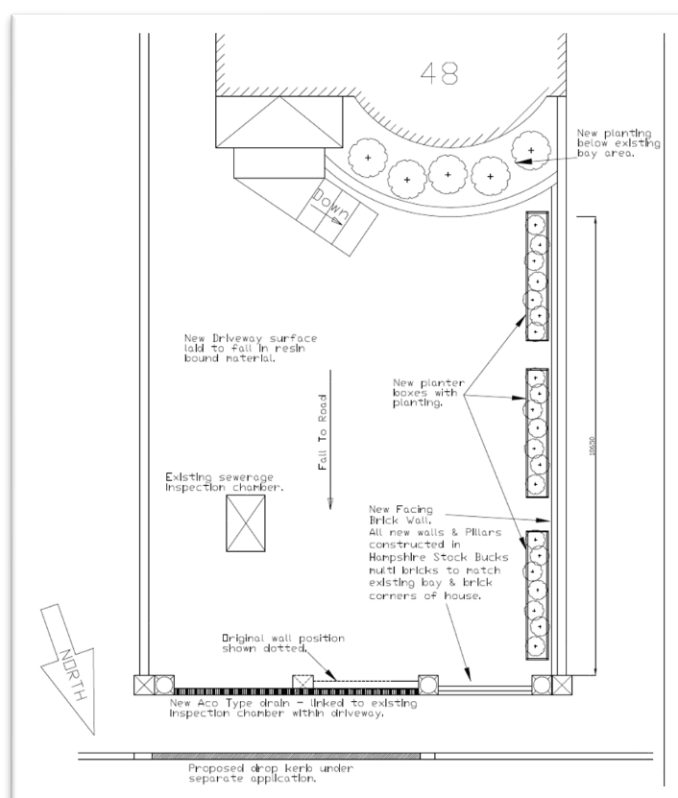
- 2.6 Furthermore, in assessing local character with the planning case officer at pre-application stage, it is observed that local character is formed by a range of driveway frontages locally of varying widths, with existing frontage walls at other properties generally above 0.6m. In proposing to reinstate the boundary wall the applicant confirmed that many properties have accesses exceeding 4.8m including 13, 38 and 73 Pillmawr Road. The reinstated wall will be of a reasonable height with decorative columns considered to be of high-quality design and material palette.

3.0 **PLANNING ASSESSMENT**

Development Proposal

- 3.1 The proposed development seeks householder permission in relation to a small-scale development proposal comprising driveway works, including the reinstatement of a front boundary wall, planting and associated development thereto. The scheme will deliver an improved access and egress position in comparison with the original driveway which was narrow and poor in terms of safe manoeuvring of vehicles.
- 3.2 Further to the above, in line with the Council's Parking SPG, the applicant confirms that the permeable parking area is limited to 3 car parking spaces, with no loose driveway material proposed.

Proposed Layout



Development Plan

- 3.3 In presenting the proposal, development plan policies of relevance include but are not limited to those summarised below.

National Planning Policy - Planning Policy Wales

- 3.4 PPW identifies that the planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental, and cultural well-being of Wales. It is required to reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, ensuring the sustainable management of natural resources and protecting, promoting, conserving and enhancing the built and historic environment.

- 3.5 Paragraph 3.3 of the guidance informs that good design is fundamental to creating sustainable places where people want to live, work and socialise, and paragraph 3.4 informs that meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales. In consideration of the application scheme, the applicant seeks to achieve qualitative improvements to their driveway and associated access to the benefit of their home. Given the scale, siting and design of the works, there are no recognisable impacts upon the natural, historic and built environment presented.

Newport Local Development Plan

- 3.6 The LDP sets out strategic policy aims and objectives and more localised policies for consideration of development proposals. In terms of the proposal for driveway improvement works, these include but are not limited to the consideration of the following policies:

- **Policy SP9 - Conservation of the Natural, Built and Historic Environment** which seeks to conserve and enhance recognised heritage assets. As above, the development proposal for low key householder works has no impact on any designated area or feature, the scheme relating to established driveway land serving a private dwelling house.
- **Policy GP2 - General Amenity** which seeks to ensure that all new developments respect local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Furthermore, proposals are required to design out crime and antisocial behaviour, promote inclusion and provide adequate amenity for future occupiers.

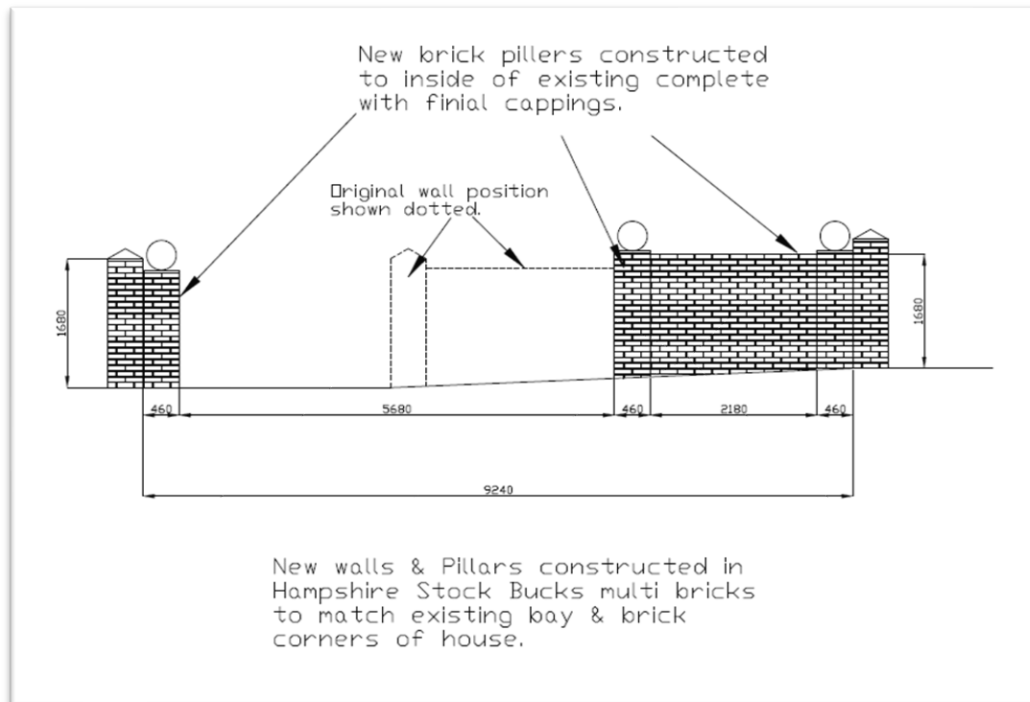
In review of the plan layout of the new drive, it is evident that in completing the works there will be no adverse impact on any neighbouring land use and the superior arrangement will enhance access and parking space (3 maximum) to the benefit of the host dwelling.

There are no recognisable adverse impacts relating to disturbance, odour and air quality.

- **Policy GP4 – Highways and Accessibility**, which requires development proposals to make appropriate and safe access and parking arrangements and ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

In review of the proposed plans, the driveway works would deliver appropriate onsite parking, an enhancement to the original access arrangement via an appropriate widening of the access point (following reinstatement of boundary wall), and with dropped kerb access to be applied under a separate application to the highways authority.

As per the ‘Proposed Roadside Elevation’ plan extract below, the original walled boundary (as demolished) was of similar height and of a notably narrow and dangerous width. As such, the proposed reinstatement of a section of boundary will address the balanced position (which led to the earlier refusal of planning permission), by enhancing visibility whilst being of an appropriate appearance consistent with the earlier scale and appearance of the original boundary enclosure.



- **Policy GP5 – Natural Environment**, requires development proposals to encourage biodiversity in consideration of green infrastructure provision. As per the application form, works have commenced onsite and the proposals for completing the works include the following biodiversity enhancements:
- Planter boxes provided in safe locations to the edge of the parking area.
 - Established border adjacent to home frontage to be replanted.
 - As below, to the rear garden the applicant proposes to incorporate 2 no. bird boxes and bug hotel provisions.

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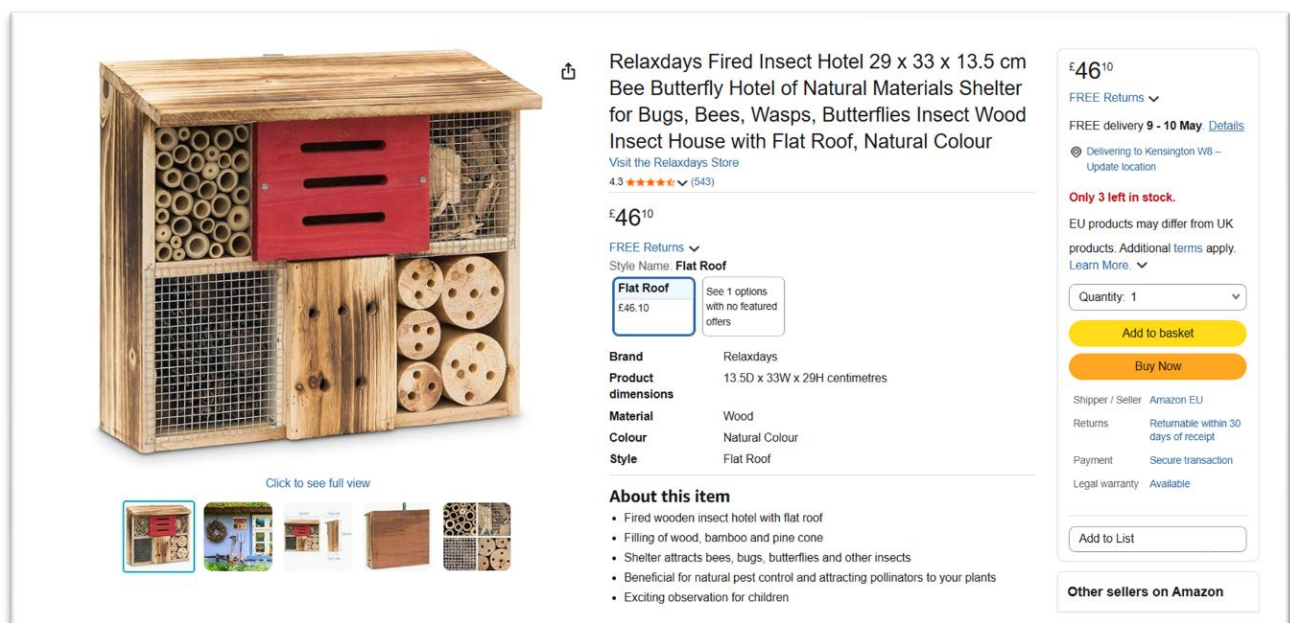
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Therefore, the applicant is committed to delivering biodiversity enhancements in relation to the small-scale householder works. The above provisions to be discussed further with the Planning Case Officer during the currency of the application.

- **Policy GP6 – Quality of Design**, which requires good design in all development. The small-scale proposal is evidently of good design incorporating high quality material finish to the new frontage wall and driveway (permeable bound), these finishes are consistent with the host dwelling and local vernacular.

In terms of layout, the cut off drain arrangement will also ensure that surface water will be retained within the site and not enter the public highway.

- 3.7 As such, considering the planning balance, there are no recognisable impacts upon the natural, built and highways environment resultant from the development proposal. Furthermore, there are no policy grounds that restrict ancillary home improvement works, subject to good design.

4.0 **SUMMARY AND CONCLUSION**

- 4.1 The application seeks householder works comprising of driveway improvement works at 48 Pillmawr Road in Newport. The application is submitted in addressing the earlier refusal of householder permission under Application No. 25/0796.
- 4.2 The small-scale proposal is supportive of the development plan policy aims and objectives; the application submitted following pre-application discussions with the planning authority.
- 4.3 The new driveway and boundary wall works are ancillary to the main dwelling and consistent with local character. The enhancement to the driveway provision will greatly improve the applicants' parking and access provision, improving access and egress provision.

- 4.4 The choice of finishing materials is consistent with local character and the host dwelling and the new wall and parking area are of high-quality finish. The drive will be of permeable fixed material finish with the entrance point accommodating an Aco style drain to ensure that surface water does not enter the public highway.
- 4.5 As shown on the proposed layout plan, in the biodiversity interest, the frontage area will benefit from planters and border planting. As per the Green Infrastructure Statement, the applicant is also proposing 2 no. bird boxes and bug hotel provision to the rear garden.
- 4.6 Therefore, it is considered that the application accords with the development plan including the policy aims and objectives of Newport LDP, Planning Policy Wales and associated planning guidance.