

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

27th July 2026.

Planning and City Regeneration,
Newport City Council
Civic Centre,
Newport.

RETROSPECTIVE CONSENT FOR FRONT WALL/GATE AND REAR OUTBUILDING AT - LONGMEAD, CHEPSTOW ROAD, LANGSTONE, NEWPORT.

DESIGN STATEMENT-

Please find attached a planning application relating to the above property.

BACKGROUND –

Recent ownership and improvements — The applicant has recently purchased the property and has carried out improvements to both the house and its grounds. **Front boundary** — The former front hedge has been removed and replaced with a wall. **Rear outbuilding** — A small outbuilding to the rear has also been removed and replaced with a larger outbuilding.



Plate 1 – Front Elevation

COMPANY NUMBER 16140564



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PROPOSED-

Scope of application — The application seeks retrospective consent for the front garden wall and gates, together with the outbuilding to the rear.

Front boundary wall and gates — The front wall and gates replace the former hedgerow that defined the front boundary. Consent may not be required, as the wall is less than 2 metres high and is set back approximately 1 metre from the front boundary line. The public footway is separated from the boundary by a grass verge.

Rear outbuilding — The rear outbuilding was intended to comply with permitted development standards. However, it was constructed slightly higher than permitted within the required distance from the boundary fence.

Landscaping — The applicants propose an extensive planting scheme within the rear garden.

PARKING-

The front parking area provides ample space for vehicles to park and turn safely, allowing drivers to enter and leave the site in forward gear.

There is also sufficient space within the property for bin storage, together with secure cycle storage in the garage.

ECOLOGY –

The scheme includes a separate Green Infrastructure Statement and Landscape Maintenance Statement.

If you have any queries, please contact me.

Kevin Dorrington

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

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