



HERRICK DESIGN CO.
ARCHITECTURAL SERVICES

Design & Green Infrastructure Statement

A Proposed Single-Storey Rear Extension

Walnut House, South Row, Redwick, Newport, NP26 3EA

October 2025

Contents

- 1. Summary**
- 2. Site Description & Context**
- 3. Planning Context**
- 4. Planning Policy**
- 5. The Proposal**
- 6. Sustainability, Green Infrastructure & Biodiversity**
- 7. Conclusion**

1.0 Summary

This statement has been produced in support of, and to provide further information regarding the Householder planning application for the erection of a single-storey rear lean-to extension at Walnut House, South Row, Redwick, Newport, NP26 3EA.

The applicant is seeking householder planning permission to construct a single storey rear infill extension with a lean-to roof. The extension will be of matching materials and appearance to the host dwelling.

2.0 Site Description and Context

Easting: 341130 Northing: 184109 Grid Reference: ST411841

Walnut House, formerly 'Parklands', is located on the Southwest fringe of the village of Redwick. It is set back from the highway within a large corner plot and dual aspect to South Row, well screened from the West elevation by mature trees and hedgerow.

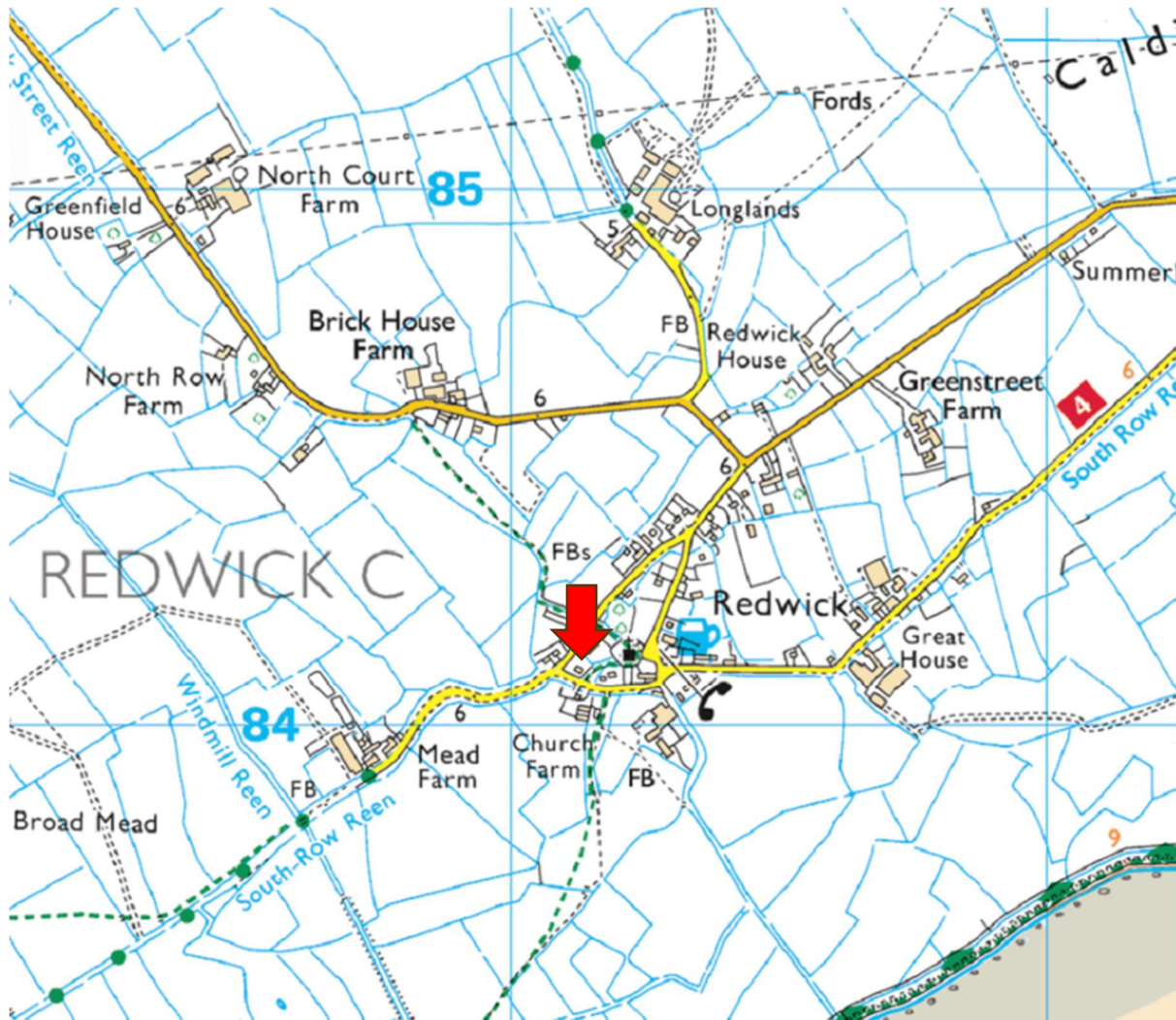


Fig 1: OS Site Map (Not to Scale)

3.0 Planning Context

Various previous planning consents for the existing property include;

19/0939 – Partial discharge of conditions 05,06,07 & 08 of planning permission 18/0133 for the demolition of existing bungalow and erection of detached dwelling. *Approved (23.01.2020)*

18/0133 – Demolition of existing bungalow and erection of detached dwelling. *Granted with Conditions (03.05.2018)*

18/0134 – Conservation area consent for demolition of existing bungalow and erection of detached dwelling. *Granted with Conditions (03.05.2018)*

13/0433 – Conservation area consent for demolition of bungalow. *Refused (18.05.2017)*

14/0432 – Construction of new build two-storey house and double garage and demolition of existing bungalow post construction of new build house, and construction of new hardstanding/drive using existing site access. *Refused (14.03.2014)*

07/0916 – Lopping of willow tree protected by Redwick Conservation Area. No Objections (18.09.2007)

AKPA/25/0838 – Installation of a 24 panel 10.9KW solar PV array to roof. To be Determined

4.0 Planning Policy

The proposals have been considered against the development criteria and planning policy relevant to the site and is considered to comply fully with the provisions set therein. The following section provides a summary of the key policies and relevant guidance that has informed the development of the proposals, whilst also communicating the proposed extensions consideration of national and local planning policies as defined primarily by the Newport Local Development Plan 2011-2026 Adopted January 2015, House Extensions and Domestic Outbuildings SPG February 2019 and the overarching policies of the Planning Policy Wales (PPW) Edition 11 February 2021, Future Wales - The National Plan 2040, Key policies from the Newport Local Development Plan 2011-2026 that have informed the proposals include:

Policy CE7 – Conservation Area

The applicant site is situated within the Redwick Conservation Area. The proposal will be situated to the rear of the property and preserves and the character of the conservation area by ensuring that the scale, form and appearance of the new extension is sensitive in the context of the site and immediate surroundings and that there is no detrimental impact to visual amenity.

Policy SP8 – Special Landscape Areas

The site is within the Caldicot Levels special landscape area and as such the proposals demonstrate that they have been designed to respect the valued characteristics of the recognised landscapes and do not impact or affect it's intrinsic character.

Policy GP6 – Quality of Design

The proposed extension is of an appropriate scale and massing to not detract from the host dwelling and character of the surrounding area. Materials will be of a high quality and match the host dwelling to appear congruous and sympathetic.

5.0 Proposal

The application is seeking consent for a single-storey rear infill extension with lean-to roof to provide additional living space. The proposed rear wall will extend just 400mm beyond the furthest extent of the existing rear walls and be 4m in depth along the Northwest elevation and 5.94m in total width across the rear. The extension will be stepped in from the existing Northwest gable elevation as to appear subservient. The proposed eaves height of the extension will be 2.25m from external ground level with a maximum height to the roof abutment of 3.5m from external ground level, with a 15-degree roof pitch.

The proposed extension will provide an additional 19.2m² of internal living space, equating to an increase in GIA of approximately 11%. An increase in total volume of 66.5m³ is equivalent to just over 9%, well within the scope of planning policy with regard to extension within conservation areas.

The extension will be finished in matching materials to that of the host dwelling. Walls will be rendered with a matching through-colour smooth render, the roof will be in a natural or fibre cement slate in grey/blue colour and windows and doors will be in matching timber frame flush casement conservation style in matching colour. The existing rear single door will be reused on the new rear wall. Fascias and rainwaters goods will also match the existing materials.

6.0 Sustainability, Green Infrastructure and Biodiversity

In accordance with LDP Policy GP5, the following section details the key considerations in regard to impacts on the local green infrastructure assets;

The proposed development is limited to an extension within an area already hard surfaced with stone pavers. There will be no loss of vegetation, green infrastructure or biodiversity as a result. Notwithstanding this, biodiversity enhancements will include the installation of 1no. bat box on an existing tree within the development site, installed facing a Southeasterly direction and no lower than 3m above ground level. Together these measures contribute to a net gain in biodiversity and improved green infrastructure. The proposed development area is below 100m² and therefore ineligible for SAB intervention. Surface water drainage will be conveyed via the existing drainage network to soakaways within the site.

7.0 Conclusion

To conclude, it is regarded that the simple nature of the proposed single-storey rear extension will not have a negative impact on the host dwelling or surrounding landscape and will not be detrimental to the character of either.