

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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29th September 2025.

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

PROPOSED EXTENSIONS AND ALTERATIONS AT – YEWTREE COTTAGE, OLD HILL, CHRISTCHURCH, NEWPORT, NP18 1JZ.

DESIGN STATEMENT-

Dear Sir/Madam,

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

BACKGROUND –

The property is a modest sized 2 bedroom detached bungalow. The proposal is to construct a rear extension.

Old Hill has a small number of irregular spaced individual dwellings. Towards the top and to the North of the application site there has been a number of recent infill properties.

Old Hill has a very similar property, named Ifton Graig, at the bottom of the hill. A photo is attached below. It is worth noting that the dwelling has undergone a similar extension to the proposals set out in this scheme.



Plate 1 – Ifton Graig

COMPANY NUMBER 16140564



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Plate 2 – Yewberry Cottage

PROPOSED –

There are 4 elements to the proposals-

1. The first-floor extension
 2. The front porch
 3. Single Storey Rear Extension and
 4. Amended parking arrangement
-
1. The first-floor extension, although not set back, does not appear incongruous or overbearing to the host dwelling. The nearby property with the similar extension has arguably a less 'connected design' overall to its host dwelling. The application property is not part of a group, and there is no pattern of dwellings in the immediate area.
 2. The front porch is not overly large; the front garden is a generous size. The porch is set well back from the highway. The design matches the host dwelling and pulls together the two elements of the existing and proposed parts of the proposed overall façade.
 3. The single storey extension can be constructed under permitted development. It is not a large extension, it does not overlook or is overlooked. It is situated on the rear of the property.
 4. The amended parking arrangement will provide a safer egress from the site. The extra width will not detract from the overall frontage.

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ECOLOGY –

The scheme includes the installation of 2 bird boxes to both gables. The South elevation lies lower than the adjacent dwelling, which will provide shade for portions of the day.

The bird boxes will be constructed of woodstone.

The proposals include the removal of a shrub which is located very close to the existing garage. It is marked on the KD2026/1 plan.

BIN STORAGE-

There is ample room to the front area of the property to store refuse and recycling bins.

CYCLE PARKING-

The rear of the property has an excess of space to store bicycles. The existing garage is also large enough to store bicycles. The property will have 4 parking spaces.

FINISHES-

The roof will change to Rosemary type tiles. There will be an element of cladding to the front elevation. These are indicated on the plans / elevations. Samples can be provided if required.

If you have any queries, please contact me.

Kerin Dorrington

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

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