



DESIGN STATEMENT

September 2025

23 Montgomery Road, Newport,
NP20 6QE



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ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

This report is submitted as part of a householder planning application for the construction of a two-storey side extension to an existing dwelling.

The proposed development involves a two-storey side extension to the property to create an open plan kitchen diner, sitting room, utility and w/c on the ground floor and an additional bedroom on the first floor.

This statement should be read in conjunction with the drawings and all other documents submitted as part of the application.

2. SITE INFORMATION

The site is located at the end of a cul-de-sac and is surrounded by similar detached properties with offroad parking and gardens to both the front and rear.

Access to the property is off the public road with a private driveway to the front with side access to the rear of the property.



Figure 1 –View of the property form the public road.



Figure 2 –View of the property form the rear garden.

The existing properties materiality includes brickwork, render, white uPVC windows and standard concrete roof tiles.

The front facade is split between a two storey and single storey aspect, with the main house show in brick containing white framed windows and dark guttering details and garage and storage area shown in render. The rear of the house in predominantly rendered with cladding used above the window at the rear of the garage.

Internally the property is split with a living room at the front of the property with the kitchen, dining to the rear with garage and storeroom to the side. A central staircase leads up to 3 bedrooms and a family bathroom.

3. SURROUNDING CONTEXT

- 1) 20/0070 - 1, ALANBROOKE AVENUE, NEWPORT, NP20 6QH (TWO STOREY SIDE EXTENSION TO PROVIDE DINING ROOM ON GROUND FLOOR AND BEDROOM ON FIRST FLOOR)
- 2) 01/0740 – (ERECTION OF 2 STOREY SIDE EXTENSION)

These examples of 2 applications which have both been granted within close proximity to the application property with one being the next-door property. Considering these have been granted we believe that our proposals are both respectful of scale and their surrounding context.

4. PROPOSAL

It is proposed to construct a two-storey side extension to the property to create an open plan kitchen diner, sitting room, utility and w/c on the ground floor and an additional bedroom on the first floor.

The materials of the proposed extension will be render with white Upvc windows and rainwater goods to match.



Figure 4-Proposed view from public road.



Figure 4- Proposed view from the rear of the property.

As seen the extension will replace the existing garage which will be demolished and replaced to ensure that all modern building standards are reached. Larger doors have been proposed to allow for more light to flood into the proposed dining room with a window in the side extension to service the kitchen and bathroom above.

The extension will be built by using modern construction methods to meet current Building Regulations standards. This is to ensure that the property is safe and comfortable to live in,

and, increasingly, energy efficient and mitigating its contribution to carbon emissions.

5. CONCLUSION

The established approach is believed to be the most appropriate way to meet the applicant's needs and secure long-term use of the existing building.

Furthermore, a palette of white render, white Upvc, grey rainwater good and white fascia finishes will be used on the extension. This aims to create a distinct contrast between the old and new aspects at the front of the property with render to the side and rear to merge the proposed extension with the existing house .It is considered that the proposal would create a visually appealing development whilst respecting the existing and surrounding properties.

Based on the above design justification, it is suggested that Council should have no hesitation in approving this application.