

Planning Statement

Proposed Roof Design Revision

9 Pentre Tai Rd, Rhiwderin, Newport NP10 8RL

This statement has been prepared in support of a Non-Material Amendment (NMA) application relating to the approved development at the above site.

The amendment seeks consent to revise the approved roof design, replacing the previously approved stepped-down side roof form and associated gables with a simplified, continuous roofline set at a single level across the building.

The proposed change is driven by practical construction considerations. The approved stepped roof arrangement introduces a level of structural and detailing complexity that is disproportionate to its design benefit, resulting in increased construction cost and inefficiency. The revised roof form provides a more straightforward and robust construction solution, reducing unnecessary complexity while maintaining the overall architectural intent of the dwelling.

In addition, the amendment results in a clear functional benefit. The simplified roof profile enhances the usability of the first floor accommodation, improving headroom and allowing for more efficient and flexible bedroom layouts without increasing the overall scale of the development.

In visual terms, the amended roof form remains entirely appropriate within the context of the surrounding street scene. The overall ridge height remains comparable to that previously approved, and the revised roof reads as a coherent and well-proportioned form. A submitted street scene drawing (SD1161-11) demonstrates that the amended design sits comfortably alongside neighbouring properties and does not appear incongruous or dominant.

It is also relevant that the adjacent bungalow has recently been granted planning permission for the addition of a first floor (25/0861), indicating an evolving character within the street and supporting the acceptability of increased roof presence in this location.

The proposed amendment does not result in any material increase in scale, does not alter the footprint or siting of the dwelling, and does not introduce any additional overlooking, overshadowing, or loss of amenity to neighbouring properties.

Having regard to the above, the proposed changes are minor in nature, do not alter the overall character or impact of the approved development, and are therefore considered to fall comfortably within the scope of a Non-Material Amendment.