

K W DORRINGTON **ARCHITECTURAL ASSOCIATES**

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

Tel. – 01633 857566 / 07749 261114

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25th June 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED EXTENSIONS AND ALTERATIONS – 8, QUEENS CLOSE, NEWPORT, NP20 5FG.

DESIGN STATEMENT-

Dear Sir/Madam,

Please find enclosed a planning application relating to the above property. The proposal comprises alterations to the front, rear and side elevations of the dwelling.

BACKGROUND

The property is a three-bedroom interwar dwelling with a generous rear garden and existing off-road parking to the front and side.

Queens Close is a narrow residential road with limited on-street parking. The retention of off-road parking is therefore an important consideration.

PROPOSED WORKS

The proposal comprises four principal elements:

1. Single-storey front extension: The existing porch will be replaced. The internal floor area will remain unchanged, while the current single-skin masonry construction will be upgraded.
2. Relocated entrance door: The entrance door will be repositioned. Together with the proposed shower room, this will improve the internal layout and circulation of the house.
3. Rear first-floor projection: The rear of both properties includes an unusual first-floor projecting element, as shown in the photograph below. The existing roof requires replacement, and the walls provide little thermal performance. There are already a large rear-facing window and a side-facing window in this area.

COMPANY NUMBER 16140564



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Balcony and obscure glazing: The scheme proposes to remove part of the rear wall and replace it with an obscure-glazed balcony screen. An obscure-glazed panel will also be provided to the side elevation. The proposed screen heights are 1.1m and 1.8m respectively. It is possible that these alterations may not require planning consent, subject to confirmation of any applicable planning restrictions.



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PARKING

The proposal will not affect the existing parking area.

REFUSE AND RECYCLING STORAGE

There is ample space within the curtilage of the property for the storage of refuse and recycling bins.

ECOLOGY

The scheme includes the installation of bird box to the side elevation. The elevation is well positioned and will benefit from shade during parts of the day.

The bird boxes will be constructed from woodstone.

If you have any queries, please contact me.

Kerin Dorrington

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

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