



RESPONSE TO NOTICE OF DECISION

In reference to Application Reference: 24/0906

Date: 20/02/2025

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1. Introduction

We acknowledge receipt of the refusal notice dated **2nd January 2025** regarding the proposed **two-storey side and single-storey rear extension, front porch, and repositioning of the front entrance door** at **8 Routes View, Llanwern, Newport, NP18 2DR**.

Following discussions with the case officer, the submitted plans have been revised to **address the refusal reasons** related to design quality and visual impact on the streetscene. The amendments made ensure that the proposal is now in accordance with the **Newport Local Development Plan 2011 - 2026** and the **House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG)**.

2. Summary of Amendments

Refusal Reason Cited in Decision Notice:

The original proposal was refused on the basis that its **scale, location, and design** would have a **significant adverse impact on visual amenity, the host property, and the streetscene**, conflicting with **Policies SP5, H13, GP2, and GP6** of the **Newport Local Development Plan**.

Amendments Made in Response:

1. **Reduction in Scale of the Front French Doors**
 - The size of the front French doors has been **reduced** to improve the proportional balance of the front elevation.
2. **Removal of Brick Quoins**
 - The **brick quoins have been removed** to simplify the design, ensuring it is more in keeping with the existing property and the surrounding area.
3. **Confirmation That a Reduction in the Rear/Side Extension Was Unnecessary**
 - The case officer **confirmed** that a **reduction in the rear/side extension would not make a material difference to the street scene** and was therefore **not required** to address the refusal reasons.

These changes have resulted in a **more cohesive and visually appropriate design** that **responds to the concerns raised by the council**.



3. Policy Compliance and Justification for Approval

The amended proposal resolves the concerns set out in the refusal notice:

1. **Alignment with Policy SP5 (Countryside Protection)**
 - The proposal maintains the **existing character** of the property and surrounding countryside by integrating a **sympathetic front elevation design**.
2. **Alignment with Policy H13 (House Extensions and Domestic Outbuildings)**
 - The **removal of the quoins and reduction of the French doors** enhances **design quality**, ensuring the extension complements the **host dwelling and neighbouring properties**.
3. **Alignment with Policy GP2 (General Amenity)**
 - The amendments **preserve the visual quality of the streetscene** by refining the front elevation and ensuring a **harmonious integration with the built environment**.
4. **Alignment with Policy GP6 (Quality of Design)**
 - The revised design now **better reflects the proportions and materials of the existing property**, achieving **higher design quality** in line with the council's **Supplementary Planning Guidance**.

With these amendments, the proposal no longer results in a **detrimental impact on the visual amenity of the area** and **should now be considered acceptable for approval**.

4. Conclusion

The revised plans address the council's concerns by:

- ✓ **Reducing the size of the front French doors** to improve proportional balance.
- ✓ **Removing the brick quoins** to enhance visual cohesion with the host dwelling.
- ✓ **Maintaining the side and rear extension dimensions**, as confirmed by the case officer, since a reduction would have no material impact on the street scene.

These changes significantly **improve the visual impact of the development**, ensuring compliance with planning policies.

In light of these amendments and their alignment with **Newport's Local Development Plan and Supplementary Planning Guidance**, we respectfully **request reconsideration and approval of the revised application**.

8 Routes View, Llanwern, Newport, NP18 2DR

Response to notice of decision



Supporting Documents

- **Revised Architectural Drawings** (Amended Elevations and Floor Plans)

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