



PLANNING STATEMENT

February 2025

21 Cot Farm Circle, Newport,
NP19 9JR



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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, single storey rear extension, front porch and landscaping of the rear garden. And is to accompany drawings R917-00, 01, 02, 03, 04, 05 and 06.

The purpose of this report is to analyse and consider the impact of the proposed development would have on its neighbours and the surrounding context. It considers the existing character of the site, surrounding architecture, and context against the key elements of the proposed scheme with supporting justification.

2. Site Information

21 Cot Farm Circle is a semi-detached brick property located in Ringland, Newport. The surrounding area is mainly characterised by similar terraced and semi-detached housing with woodland to the rear of the property.

The site is situated of a residential street which is part of a dead-end road which continues onto and ends on Cot Farm close. The site consists of multiple levels including a sloped front garden and steps up to the front of the property, level side entrance giving access to the rear garden which consists of four separate levels.

The materiality of the site includes a brick exterior, tiled roof and white PVC window and guttering. The front garden lawn is enclosed with low wooden fencing, with the side and rear being enclosed by full height garden fencing.



Figure 1: 21 Cot Farm Circle and surrounding properties.

Internally the house is split between a living room, utility, and hallway at the front of the property with the dining room and kitchen located at the rear. On the first floor there are two bedrooms located at the front and a small bedroom and family bathroom at the rear.

3. Surrounding Context

21 Cot Farm Circle is surrounded by properties of the same stock and materiality, with slight differences in front elevations, with the majority of the surrounding properties having additions of front porches. There are differing examples of landscaping to the front of the surrounding properties with paving, hardstanding, and off-road parking. Please see below figures 2 and 3. There is also a single example of a largely extended detached property at the end of cot farm circle road, which is shown in figure 4.



Figure 2: 21 Cot Farm circle and neighbouring properties.



Figure 3: 21 Cot Farm circle and neighbouring properties wider example.



Figure 4: Extended property at the end of cot farm circle.

4. Proposal

Our proposal for 21 Cot Farm Circle Includes the construction of a front porch, with two storey side and single storey rear extension. Please refer to drawings R917, 04, 05 and 06 for the proposed plans.

The side extension is set back from the existing front elevation to distinguish between the current and proposed aspects of the property, this will also reduce the visual impact of the extension. The front porch has also been designed to match and blend in with the examples shown on neighbouring properties in figure 2. The rear extension which can only slightly be seen from the public path and road will again match the materiality of the existing property with matching PVC windows and rainwater goods. These plans include extending this family home to increase the available living and Kitchen space for the family.

This proposal also involves external works to the rear of the property to push back the existing retaining wall and reduce the levels of the garden to 2, increasing its accessibility and usability by the family for which this aspect in its current form is rarely used.

All materials used in the proposal will be to match the existing to once again ensure that the extension is in keeping with the existing and surrounding properties.



Figure 5: Proposed view from public road.

Figure 6: Proposed view from rear garden.



5. Conclusion

This approach is believed to be the most appropriate way to meet the clients brief and ensure a long-term use of the property as the client's family home but also offer an appropriate proposal in its proposed context.

The overall design style of the dwelling is a continuation and extension of the existing house type with the material palette of bricks, white PVC windows and rainwater goods, with a concrete tile roof. Due to the extensions design for this proposal, we believe it has very little impact on the property's surroundings.

Along with the example of a largely extended property being located in close proximity to our site (Figure 4), it is believed that this proposal includes a more respectful and appropriate option to the surrounding context in both scale and materiality.

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