

Planning Statement

Project 551, Version 1, dated 31.07.2025

Application Site – 8 Buckingham Place, St. Julians, Newport NP19 7SH

1.0 APPLICATION DETAILS

1.1 SITE DESCRIPTION:

The property is an existing detached 2 storey, 3-bedroom dwellinghouse in the St. Julians area of Newport. (Reference Appendix 4 drawings & photographs). The dwellinghouse is not listed nor within a conservation area.

1.2 PREVIOUS PLANNING ADVICE:

New external boundary walling and hard surfacing/driveway works have already commenced on the above site (reference Appendix 4 drwg. no. 551-E-01) based on previous planning advice provided to the Applicant by Grant Hawkins (Senior Planning Officer, Regeneration & Economic Development, Newport City Council) under his email dated 26th September 2023. (Reference Appendix 1).

1.3 PROPOSAL ANALYSIS:

The new boundary walling (currently under construction) replaces the previous 2.5 metre high perimeter boundary hedgerows and which Grant Hawkins confirmed was acceptable and did not require planning permission.

Regarding the proposed new boundary walling, Grant Hawkins confirmed that no planning consent would be required as long as:

- Any new boundary walling is kept below the permitted PDR 1.0 metre boundary wall height;
- Proposed new surface finishes are permitted PDR permeable. (Class F, Condition F.2).

(PDR represents the Welsh Government's 'Permitted Development Rights' planning legislation)

The Applicant discussed wanting to increase the new boundary wall heights on certain sections moving forward and which Grant Hawkins emphasised would require planning consent if in excess of the permitted PDR 1.0 metre boundary wall height. The existing and proposed planning application site plans (reference

Appendix 4) illustrate what has evolved so far with the various wall sections (drwg. no. 551-E-01) and what is proposed moving forward (drwg. no. 551-P-01).

The following wall sections are deemed to require planning consent as illustrated on the proposed planning application site plan drwg. no. 551-P-01:

- Wall section A-B is already higher than the permitted PDR 1.0 metre boundary wall height and the Applicant wishes to continue increasing its height to match that of the existing party boundary wall height (adjacent No. 7 Buckingham Place) running along section A-G. This is to make the side garden more secure and private. As a consequence, wall section A-B now requires planning consent.

With regards consideration of the other surrounding wall sections already erected, no further planning consent is deemed to be required based on the following analysis:

- The height of wall section B-C is currently just higher than the permitted PDR 1.0 metre boundary wall height. The Applicant is willing to having its height reduced and capped-off below the permitted PDR 1.0 metre boundary wall height keeping it in line with adjacent wall section D-E and avoid it requiring planning consent as a result;
- The height of wall section D-E is also currently below that of the permitted PDR 1.0 metre boundary wall height and will continue to be so when capped-off thereby not requiring planning consent;
- Planning Consent is not deemed to be required on the side internal garden walling section B-F (separating the front and side garden areas) as its height will match that of wall section A-B and kept below the permitted PDR 2.0 metre wall height allowance.

2.0 BACKGROUND INFORMATION

2.1 PREVIOUS SITE LAYOUT:

Reference to Appendices 2 & 3 indicates that the previous site layout provided very limited frontage driveway in relation to:

- Only one car parking space;
- No on-site vehicular turning space;
- Lack of vision splays out onto Buckingham Place due to the 2.5 metre high boundary hedgerows.

The previous site layout meant having to manoeuvre a vehicle by backing out onto or reversing in-off Buckingham Place. Any additional vehicles parking on

site proved difficult and as a consequence had to park out onto either the adjacent Buckingham Crescent, the central grassed verge zone or the Christchurch Road along with other local vehicles causing severe congestion and very restrictive accessing. All of this caused severe neighbour discord. As a result of all of this, the Applicant felt it necessary to contact Newport City Council's Local Planning Authority (NCC LPA) to seek advice on making new and safer adaptations.

3.0 NEW PROPOSALS ASSESSMENT

3.1 HIGHWAYS MATTERS:

Existing and new dwellings providing three bedroomed accommodation require no more than 3 car parking spaces together with on-site turning space to allow cars to enter and leave the site in a forward gear. This is as illustrated on the proposed layout (Appendix 4 - drwg. no. 551-P-01).

Drwg. 551-P-01 addresses vehicular/pedestrian visibility and safety matters based on previous planning applications in this locality requiring 900mm set-backs and 45 degree visibility splay criteria and believed to be acceptable 'current standards' in the absence of any other Highways criteria in this respect. What is provided is far better vehicular visibility entering and leaving the site onto Buckingham Place

The application site illustrates new cycle storage provision as illustrated on drwg. no. 551-P-01. (Appendix 4).

Any requirement for a Construction Management Plan should be covered by way of a Planning Condition as opposed to having to produce one at the submission stage. (Based on previous planning application submissions).

3.2 WASTE DISPOSAL:

Refuse storage is as illustrated on drwg. no. 551-P-01. (Appendix 4). The drawing indicates the frontage location of the refuse storage area providing short access out onto Buckingham Place from where they are collected. The waste storage consists of a 1 x 120 litre residual bin, kerbside boxes for recycling and a 1 x 240 litre wheelie bin for garden waste.

3.3 SURFACE WATER DRAINAGE:

NCC LPA may consult Dwr Cymru Welsh Water (DCWW) and the latter will comment on and assess any construction area in relation to Sustainable Drainage System (SuDS) to manage on-site surface water. In the legislation for sustainable drainage, the definition of '**construction work**' is ... 'anything done by way of, in connection with or in preparation for the creation of a building or other structure and has **drainage implications** if the **building or structure** will affect the ability of the land to absorb rainwater'. **Construction area** is generally defined in the regulations for sustainable drainage as that of a **building or other**

structure covering an area of land of **100m² or more**. This applies to 'impermeable' surface areas. In this case all hard surface areas are specified as 'permeable' which can be classed as rainwater self-draining and not classified as building or structure requiring SuDS assessment and analysis.

3.4 AMENITY SPACE:

With regards private outdoor amenity space (does not including the frontage vehicular parking spaces/driveway), NCC LPA's website's 'Supplementary Planning Guidance (SPG) for New Dwellings (dated January 2020)', paragraph 5.2.1, stipulates that such provision for a 2 bedroom+ detached house should provide an area of 1m² for every 1m² of proposed footprint. By reference to drwg. no. 551-E-01 (Appendix 4) the dwellinghouse footprint size is 76m² and the areas of the side and rear garden spaces combine to give 98.6m². So there exists more than adequate private outdoor amenity space.

NCC LPA also refer to the fact that back gardens should extend at least 10m² from the rear elevation of the dwellinghouse itself. In this case, it is a corner plot where this has not been achievable but the rear elevation overlooks the side elevation of adjacent No. 7 Buckingham Place and therefore there are no concerning privacy issues.

Whilst there have been previous planning applications that NCC LPA have objected to the lack of amenity space allocation provided this has been rejected upon appeal with NCC LPA's amenity requirements being considered to be no more than guidance and should not be treated as prescriptive. (PA 21/0053, Appeal Ref CAS-01956 for example).

4.0 INFORMATION PROVIDED

4.1 APPENDIX 1:

Grant Hawkins (Senior Planning Officer, Regeneration & Economic Development, Newport City Council) email dated 26th September 2023.

4.2 APPENDIX 2:

Previous Existing Site Photographs

4.3 APPENDIX 3:

Current Site Photographs

4.4 APPENDIX 4:

Drawings:

- Ordnance Survey Plan (1:1250 scale @ A4)

- Existing Block Plan (1:500 scale @ A4)
- Proposed Block Plan (1:500 scale @ A4)
- 551-E-01 – Existing Site Plan (1:100 scale @ A3)
- 551-P-01 – Proposed Site Plan (1:100 scale @ A3)

APPENDIX 1

**EMAIL FROM GRANT HAWKINS
SENIOR PLANNING OFFICER
REGENERATION & ECONOMIC DEVELOPMENT
NEWPORT CITY COUNCIL**

EMAIL DATED 26th SEPTEMBER 2023

ISSUED TO APPLICANT

From: "Hawkins, Grant (Senior Planning Officer)" <Grant.Hawkins@newport.gov.uk>
Date: 26 September 2023 at 14:05:43 BST
To: enquiries@rjphillipsinteriors.co.uk
Cc: "Marshall, Paul (Senior Planning Enforcement Officer)"
<Paul.Marshall@newport.gov.uk>
Subject: RE: 8 Buckingham Place - Planning Enquiry

Good Afternoon Mrs Phillips,

Thank you for your time on the phone yesterday discussing several planning matters at your property.

I can confirm as per our conversation that planning permission is not required for the removal of any of the hedgerow at your property, and the issues of boundary ownership with the adjoining neighbour would be a civil matter.

In relation to the hard surfacing/driveway to the front then as long as this is a permeable surface or surface water drainage is provided on site to prevent any water running onto the highway, then this would also not require planning permission.

As discussed, adjacent to the highway any new boundary treatment you are proposing that is over 1.0 metre in height would require planning permission. You could construct a wall up to 1m under permitted development should you wish and then apply for a greater height with the view of completing if permission is granted as you suggested. However, I am unable to express an opinion on the acceptability of this based on a telephone conversation.

The final two matters discussed related to your conservatory. The first proposal was to replace the rear window with a brick wall. I am of the view that this would not be development and would not require planning permission.

The other query was in relation to replacing the existing conservatory roof with a hard covering. Having spoken to my colleague this proposal is still a little grey in terms of whether it would require planning permission and obviously I do not have any detail of what you are proposing. Whilst replacing the roof is acceptable in principle (subject to appearance and materials) I would play it safe and advise that you include this within your planning application for the new boundary treatments you are proposing.

Please note that the views expressed in this email are my own opinion and are not a binding decision on behalf of the Local Planning Authority, nor do they prejudice your right to make a planning application.

I trust this is of assistance.

Kind Regards,

Grant Hawkins

Senior Planning Officer / Uwch Swyddog Cynllunio

Regeneration & Economic Development/ Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Casnewydd

Tel: 01633 235461

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

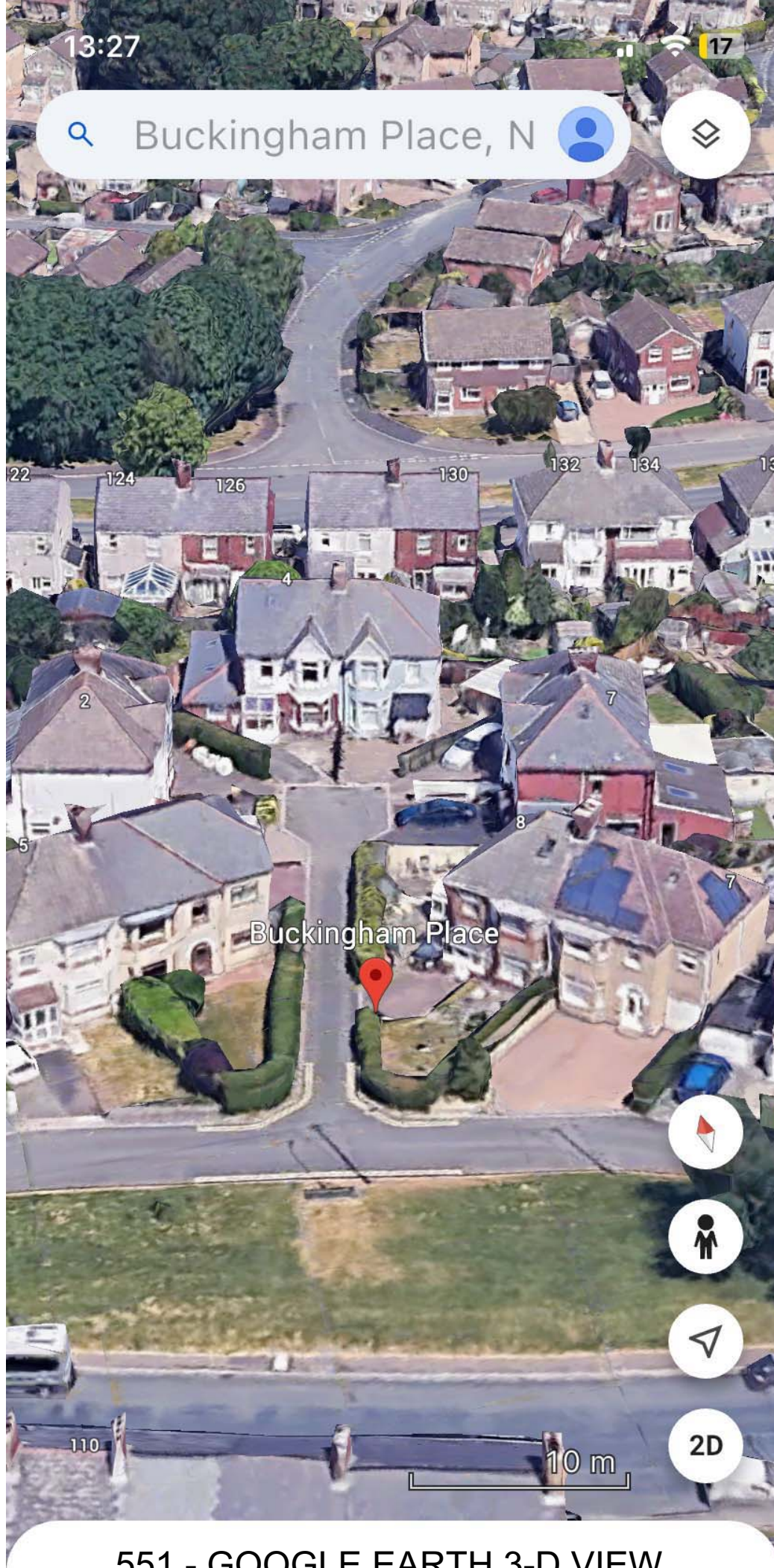
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APPENDIX 2

PREVIOUS EXISTING SITE PHOTOGRAPHS



551 - GOOGLE EARTH SITE PLAN
PREVIOUS EXISTING LAYOUT



551 - GOOGLE EARTH 3-D VIEW

PREVIOUS EXISTING LAYOUT

APPENDIX 3

CURRENT SITE PHOTOGRAPHS

551 - CURRENT FRONTAGE ELEVATION



551 - CURRENT VEHICULAR ACCESS



APPENDIX 4

DRAWINGS

8, BUCKINGHAM PLACE, NEWPORT, NEWPORT, NP19 7SH

UPRN: 100100653116

HMLR Title No: WA845886



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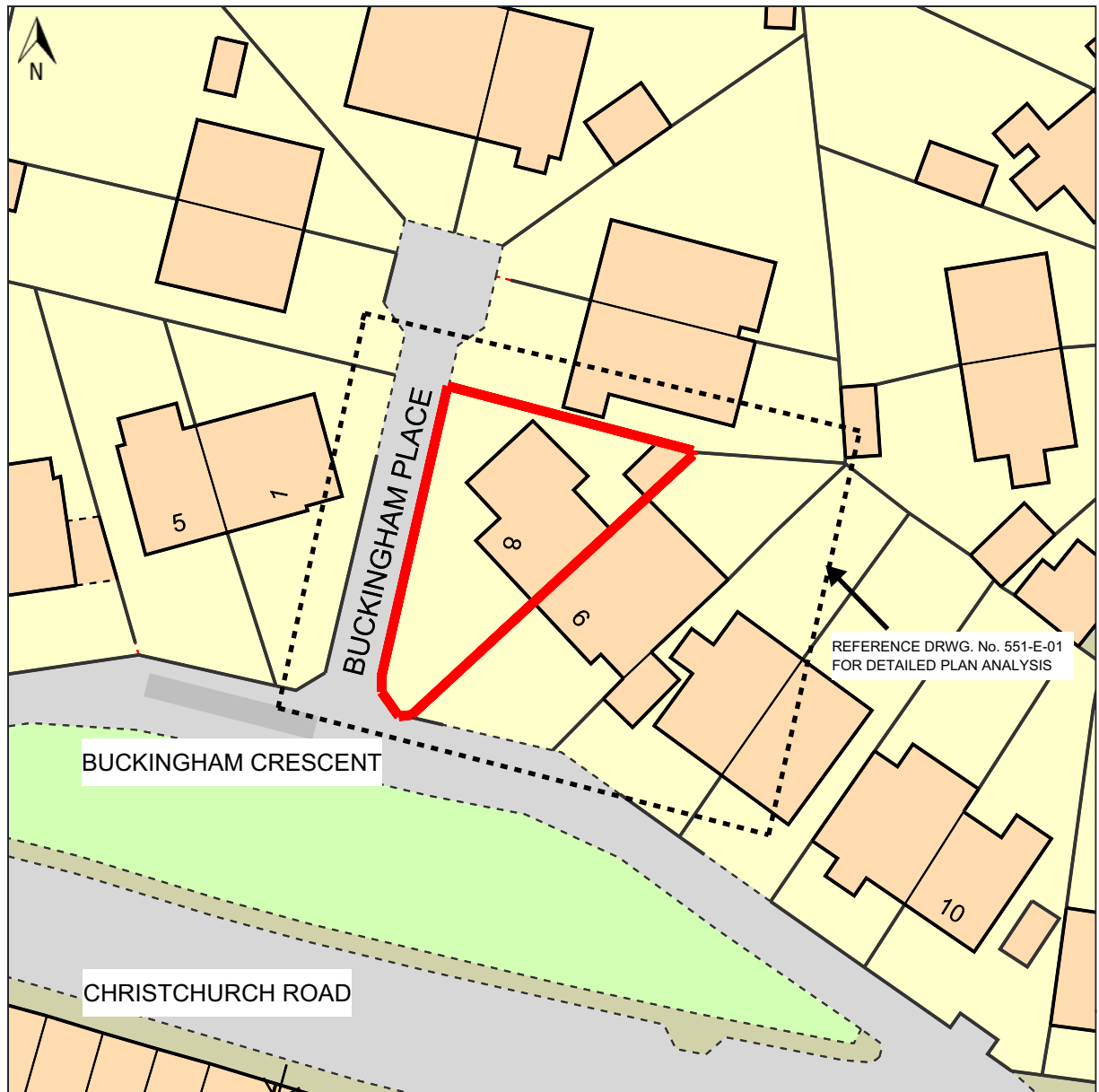
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Notes:



EXISTING BLOCK PLAN 1:500

8, BUCKINGHAM PLACE, NEWPORT, NEWPORT, NP19 7SH



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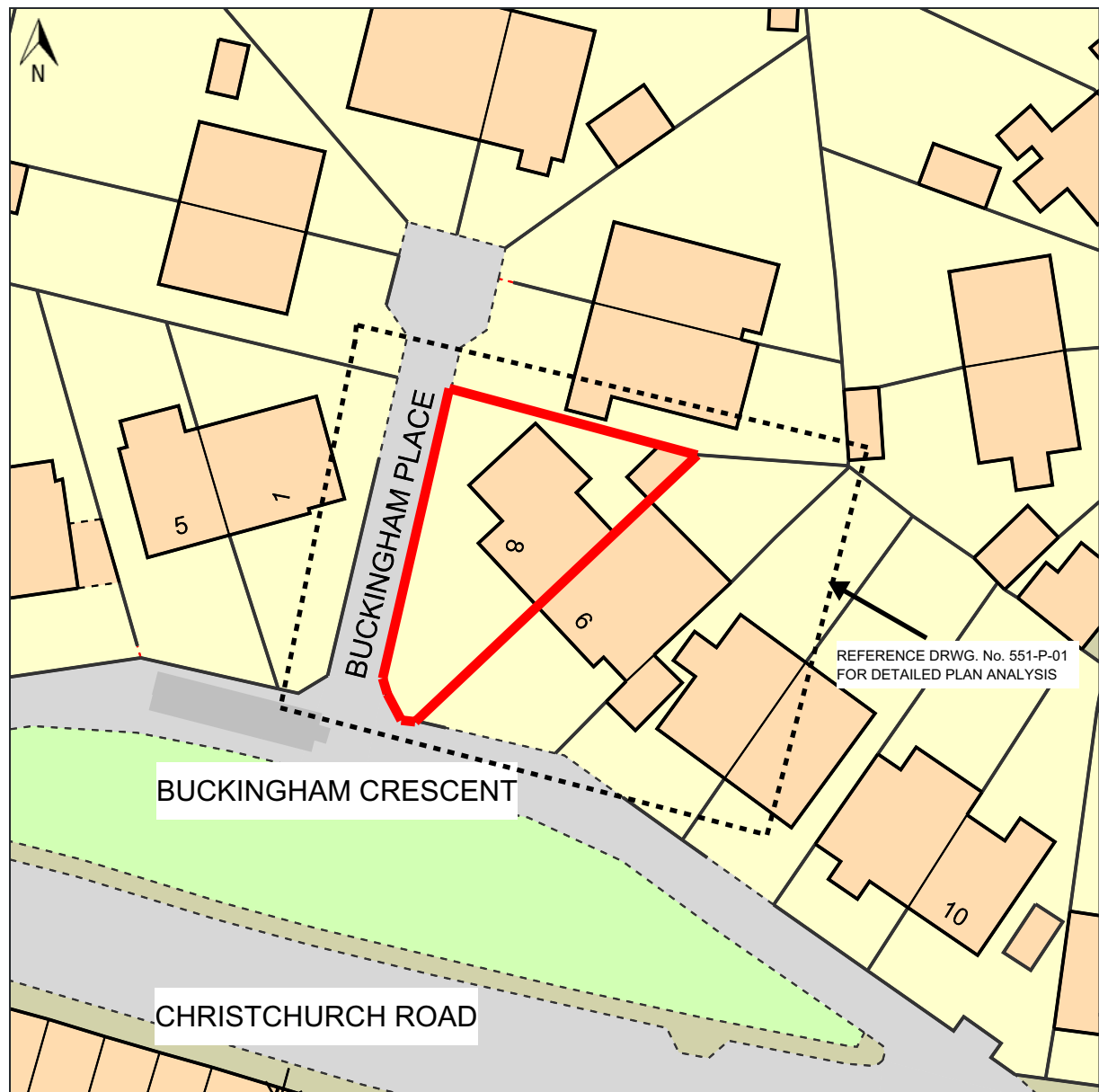
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Notes:



PROPOSED BLOCK PLAN 1:500

8, BUCKINGHAM PLACE, NEWPORT, NEWPORT, NP19 7SH



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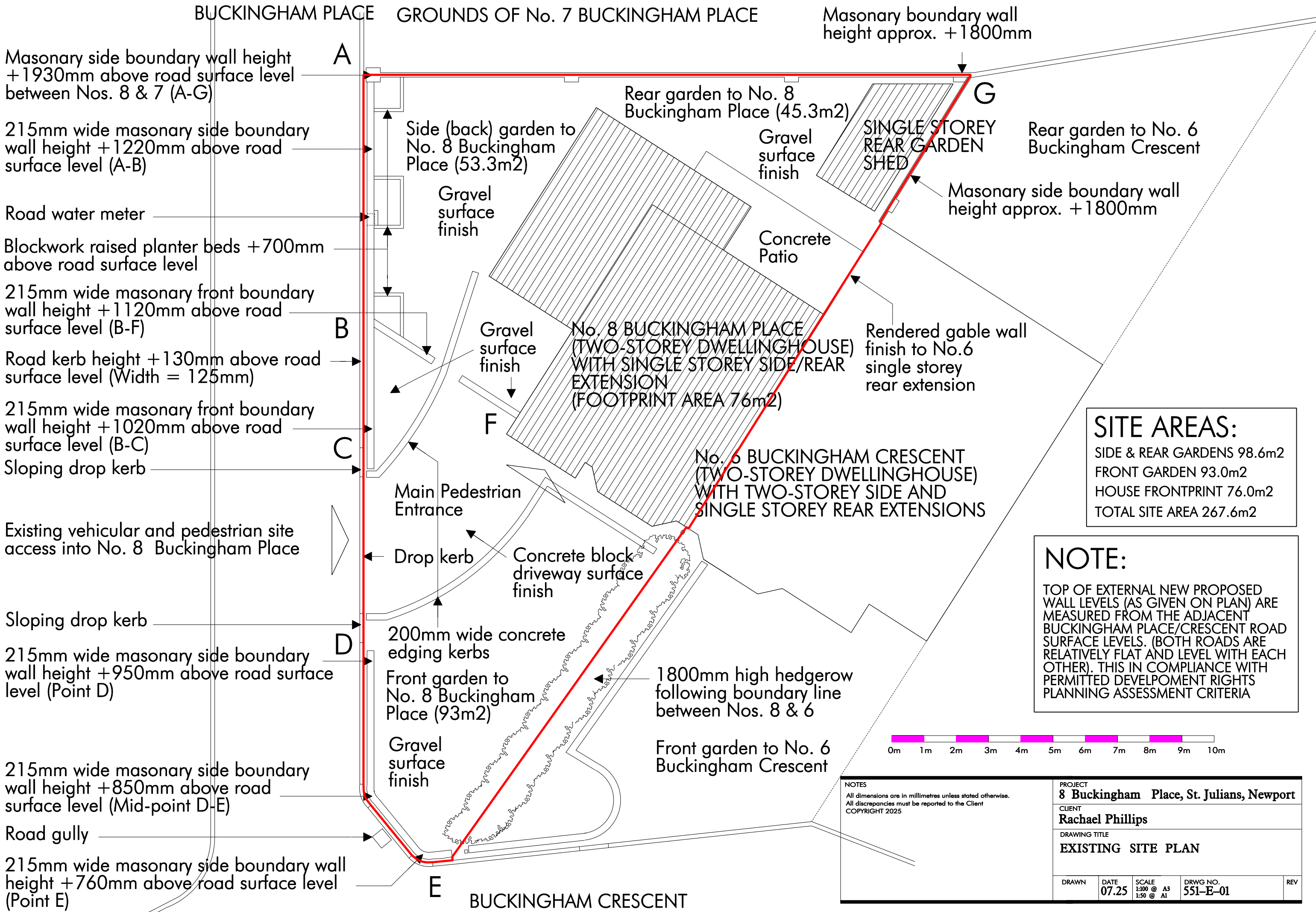
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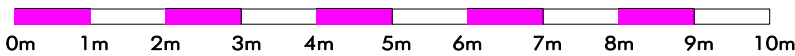
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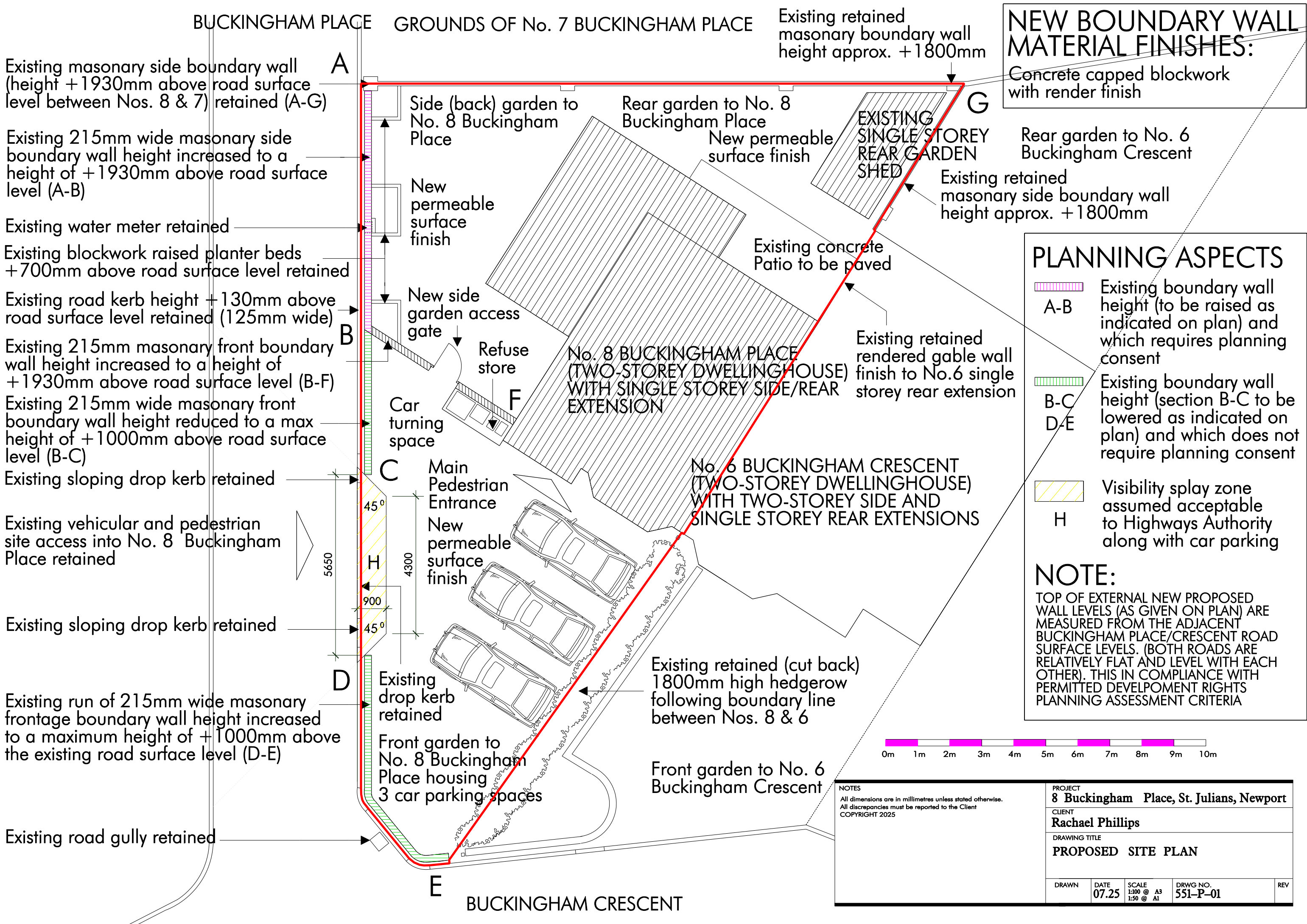


SITE AREAS:	
SIDE & REAR GARDENS	98.6m ²
FRONT GARDEN	93.0m ²
HOUSE FRONTPRINT	76.0m ²
TOTAL SITE AREA	267.6m ²

NOTE:
TOP OF EXTERNAL NEW PROPOSED WALL LEVELS (AS GIVEN ON PLAN) ARE MEASURED FROM THE ADJACENT BUCKINGHAM PLACE/CRESCENT ROAD SURFACE LEVELS. (BOTH ROADS ARE RELATIVELY FLAT AND LEVEL WITH EACH OTHER). THIS IN COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS PLANNING ASSESSMENT CRITERIA



NOTES All dimensions are in millimetres unless stated otherwise. All discrepancies must be reported to the Client COPYRIGHT 2025					PROJECT 8 Buckingham Place, St. Julians, Newport	
					CLIENT Rachael Phillips	
					DRAWING TITLE EXISTING SITE PLAN	
DRAWN	DATE 07.25	SCALE 1:100 @ A3 1:50 @ A1	DRWG NO. 551-E-01		REV	



Existing masonry side boundary wall (height +1930mm above road surface level between Nos. 8 & 7) retained (A-G)

Existing 215mm wide masonry side boundary wall height increased to a height of +1930mm above road surface level (A-B)

Existing water meter retained

Existing blockwork raised planter beds +700mm above road surface level retained

Existing road kerb height +130mm above road surface level retained (125mm wide)

Existing 215mm masonry front boundary wall height increased to a height of +1930mm above road surface level (B-F)

Existing 215mm wide masonry front boundary wall height reduced to a max height of +1000mm above road surface level (B-C)

Existing sloping drop kerb retained

Existing vehicular and pedestrian site access into No. 8 Buckingham Place retained

Existing sloping drop kerb retained

Existing run of 215mm wide masonry frontage boundary wall height increased to a maximum height of +1000mm above the existing road surface level (D-E)

Existing road gully retained

Side (back) garden to No. 8 Buckingham Place

Rear garden to No. 8 Buckingham Place

New permeable surface finish

EXISTING SINGLE STOREY REAR GARDEN SHED

Rear garden to No. 6 Buckingham Crescent

Existing retained masonry side boundary wall height approx. +1800mm

Existing concrete Patio to be paved

Existing retained rendered gable wall finish to No.6 single storey rear extension

No. 8 BUCKINGHAM PLACE (TWO-STOREY DWELLINGHOUSE) WITH SINGLE STOREY SIDE/REAR EXTENSION

No. 6 BUCKINGHAM CRESCENT (TWO-STOREY DWELLINGHOUSE) WITH TWO-STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS

Main Pedestrian Entrance

New permeable surface finish

Existing retained (cut back) 1800mm high hedgerow following boundary line between Nos. 8 & 6

Existing drop kerb retained

Front garden to No. 8 Buckingham Place housing 3 car parking spaces

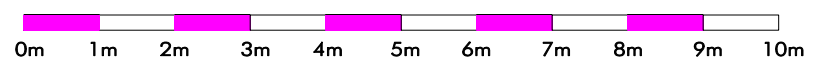
Front garden to No. 6 Buckingham Crescent

NEW BOUNDARY WALL MATERIAL FINISHES:
Concrete capped blockwork with render finish

PLANNING ASPECTS

- A-B Existing boundary wall height (to be raised as indicated on plan) and which requires planning consent
- B-C Existing boundary wall height (section B-C to be lowered as indicated on plan) and which does not require planning consent
- D-E
- H Visibility splay zone assumed acceptable to Highways Authority along with car parking

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