

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

9th March 2026 .

Planning Dept.,
Newport City Council
Civic Centre,
Newport.

PROPOSED FIRST FLOOR EXTENSION TO– STONEWELL, LOWER ROAD, LLANDEVAUD (25/0972)

REVISED DESIGN STATEMENT-

Dear Grant,

Please find attached amended plans related to the above property.

00 -BACKGROUND –

The revisions have been made to ensure the feeling of privacy to the occupiers of the property, named Myrtle Cottage, to the rear of the application site.

There has been issues between the occupiers of Myrtle Cottage and the application property's current and previous occupiers.

Myrtle Cottage is set within a generous plot. The cottage is set at a slight angle and faces towards the rear of the application sites garage – not the house, this can be seen in the photo below.

Myrtle cottage is elevated. Therefore it would be the applicant that would feeling a lowered standard of privacy – not the occupiers of Myrtle Cottage.



Plate 1 – aerial view showing Myrtle Cottage to rear.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

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

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

01 -PROPOSED

1. The proposed extension has a number of rooflights to the rear elevation, as well as a small dormer. The dormer is small. The dormer window will be horizontally split – the lower half being obscure glazed. The upper part being clear glazing. The clear glazing will be set at a height of 1.7m above floor level. There will be obscure glazing below 1.7m high. This will remove any reason of feeling of being overlooked.
2. The rooflights will also be set at a minimum level of 1.7m above floor level. This will remove any feeling of being overlooked.
3. The previous application had objections from the occupants of Myrtle Cottage to the rear. The aerial photograph below shows the location of Myrtle Cottage
 - i. Myrtle Cottage is set within a generous sized plot. The property benefits from gardens to the front, rear and side.
 - ii. Myrtle Cottage is elevated above Stonewell. Any privacy and/or overlooking would, if it were present, be detrimental to Stonewell. Although it must be stated that the distance being 26.5m, the orientation and on-site elements determine that no overlooking exists. 26.5m is a considerable distance – it exceeds the requirement for properties set on the same level and without a slant are permitted.
 - iii. The properties are not fully in line; you will note that Myrtle Cottage is slightly off centre and would not directly face the proposed first floor windows.
 - iv. The dormer window is small, low and with it's matching materials would blend into the main building structure. It should be noted that the vast majority of properties within the UK have windows facing neighbouring houses. Most have lesser window to window distances than 26.5m, and most are on the same topographical level, face one another directly and have direct uninterrupted visual lines of sight – without vegetation breaking the view.

I trust that the proposal I given full consideration and the application be approved.

If you have any queries, please contact me.

Regards.

Kerin Dorrington

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

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

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

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

COMPANY NUMBER 16140564

