

Planning Statement

Site address: 22 High Cross Road, Newport. NP10 9AD

Proposed development: Single storey extension



www.abcplans.co.uk

1.0 Introduction::

This Planning Statement supports an application to add a single storey extension as conditionally approved under application ref: 25/0366.

The decision notice referenced 2 pre-commencement conditions, namely:

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 No work shall be commenced on the construction of the approved scheme until details of materials and finishes to be used on the terrace have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

2.0 Condition 02 - Biodiversity enhancement scheme::

It is proposed that bird and bat boxes are installed to encourage wildlife. The rear garden already provides habitats due to the mature trees however this will be further supported with the installation of 2 bird boxes to the rear elevation of the dwelling.



Image from Google maps showing mature trees and habitats to rear.

Site address:: 22 High Cross Road, Newport. NP10 9AD

Enhancement Features for Birds:

2 bird boxes are to be installed on site, one on the rear (North East facing) elevation of the house and one on the side (East facing) elevation.

Bird boxes should be fitted between 2m-4m high, on a north or east facing elevation to avoid direct sunlight.

Suitable bird boxes can be purchased from site such as:

<https://www.nestbox.co.uk/>



Apex bird box – suitable for most garden birds



Eco Swallow Nest

Site address:: 22 High Cross Road, Newport. NP10 9AD

Location for Apex bird box:



Location for Eco Swallow Nest:



3.0 Condition 03 – Proposed terrace materials and finishes::

The proposed rear terraced will be constructed with a natural porcelain tile finish. Proposed stainless steel post and hand rail with stainless steel wire horizontal guarding between posts. See attached rear elevation. The image below shows the style of the proposed terrace and handrails:

