

14/16 Malpass Road Newport NP20 5PA

Planning statement /Overview for the Erection of a single storey rear extension



The planning statement / overview is to support the application submitted to extend to the rear with a single storey rear extension to allow extra treatment rooms at the above address.

Newport Nails has been open in this location for 4 years and our client owns both properties.

They offer a range of services and are very popular locally. The addition of the rear extension will allow further treatment rooms for massage / spa facilities.

The nature of these additions will not impact on any of the neighbouring properties as the nature of these additional facilities are for relaxation and to help eliminate stress so are typically quiet zones with minimal noise.

The current opening times are,

Monday-Sat : 9 am - 6pm

Sunday : 10am-5pm

The new treatments areas will not affect the opening hours and they will be offered within the current opening times.

There are 2 full time staff members and 3 part time including the owner. Depending on the success of the new treatments being offered there could be the possibility of additional staff needed in the future.

The location of the proposed extension is to the rear of number 16 Malpass road.

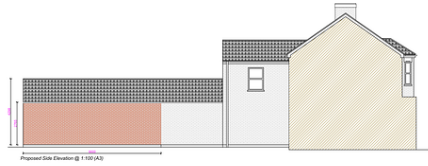
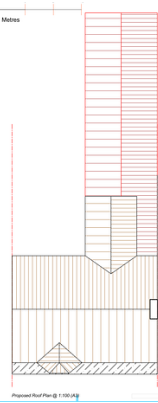
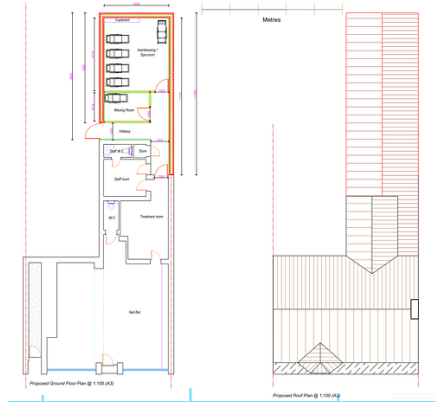
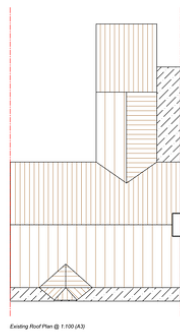
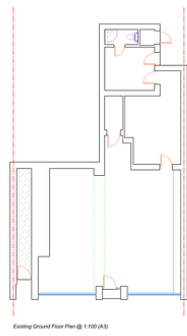
The property is sited on a busy high street made up of numerous small independent businesses, hairdressers, barbers, fast food outlets etc. Any impact on any neighbouring properties due to nature of the area would be minimal.



The rear amenity space to the rear of most of the properties surrounding having been extended or are being used for storage. The area is highly built up due to the commercial offerings in this area surrounding the property therefore the proposed extension should not have a detrimental impact to the neighbouring properties.



The plans below show the existing, proposed floor plans and also proposed elevations. There will be side access to allow access to the existing garden area of number 14 to allow for bin storage which is existing. The roof design will follow through with the type of roof currently in place to the single storey section to the rear. Due to the nature of the new areas proposed there will be no windows to the side elevation to offer privacy.



T Swarbrooke 16/04/26