



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement:

Proposed vehicular access/dropped kerb and operational development to create a raised platform (with retaining wall and railing) and driveway at: 229 Waltwood Road, Newport, NP18 2EY

On Behalf of Paul Jackson

Drafted by Planning by Design

Application

Planning By Design (The agent) has been instructed to act on behalf of Paul Jackson (the applicant) to submit a planning application to Newport City Council (the Local Planning Authority) for the: Proposed vehicular access/ dropped kerb and operational development to create a raised platform (with retaining wall and railing) and driveway at: 229 Waltwood Road, Newport, NP18 2EY (the site). In support of this application, the following planning statement has been constructed to demonstrate the suitability of this site for this development and evaluate its accordance with national and local planning policy, along with supplementary design guidance.

Site Location

The site, 229 Waltwood Road, comprises a rectangular parcel of residential land situated within an established suburban street in Llanmartin, Newport, forming part of a predominantly residential area characterised by two-storey terraced and semi-detached dwellings. The site accommodates a single dwelling with associated (open frontage) sloped front curtilage and a sizable rear gardens. The property fronts directly onto Waltwood Road, which benefits from a consistent building line, pedestrian footways, and on-street parking bays. The site represents a sustainably located residential plot with good access to services, infrastructure, and public transport, making it suitable for modest intensification or enhancement in line with local and national planning policy.

The site is not associated with any known planning constraints or particularly sensitive landscape designations.



Fig 1. – Site Location Plan

Planning History

None found on the Council's policy map

The Development

The proposal seeks householder planning permission for the formation of a vehicular access via a dropped kerb along the public highway fronting 229 Waltwood Road, together with associated operational development to create a raised platform (facing the dwelling) with a retaining wall and driveway within the front curtilage of the property. The works include the installation of safety railings to the platform edge, designed to address the change in levels between the house front door entrance and driveway.

The proposed access will facilitate off-street parking for one vehicle, reducing reliance on on-street parking and improving highway safety. The dropped kerb will be constructed to adoptable standards, with appropriate gradient and surface treatment to ensure safe ingress and egress. The raised platform will be formed using permeable materials, and the railing will be powder-coated metal or similar, designed to meet building regulations for fall protection. The proposed change should not have any street furniture implications, and the proposed driveway will also be permeable to ensure adequate surface water drainage. The development has been sensitively designed to integrate with the existing streetscape and boundary treatments, with soft landscaping enhancement and retention ensuring minimal visual impact.

There will be ample space for a vehicle to enter and leave the site safely in forward gear, and a car will be able to cross the footway/verge at right angles (90°) to the road. Further information about the specifics of the development can be found within the accompanying planning drawings.

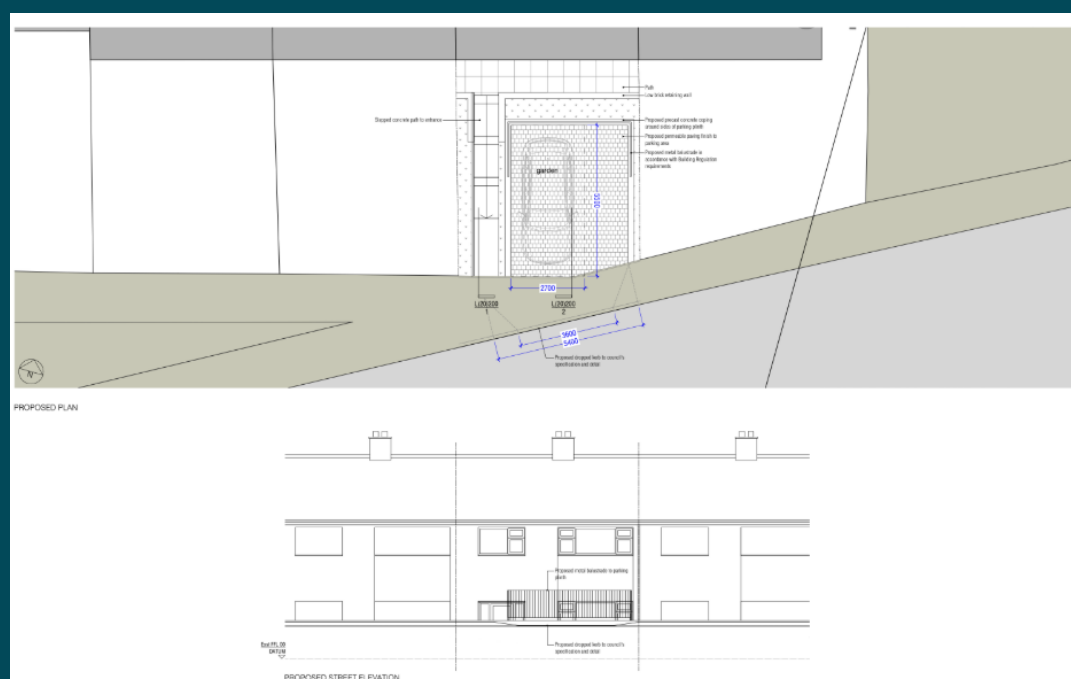


Fig.2 – Driveway plans

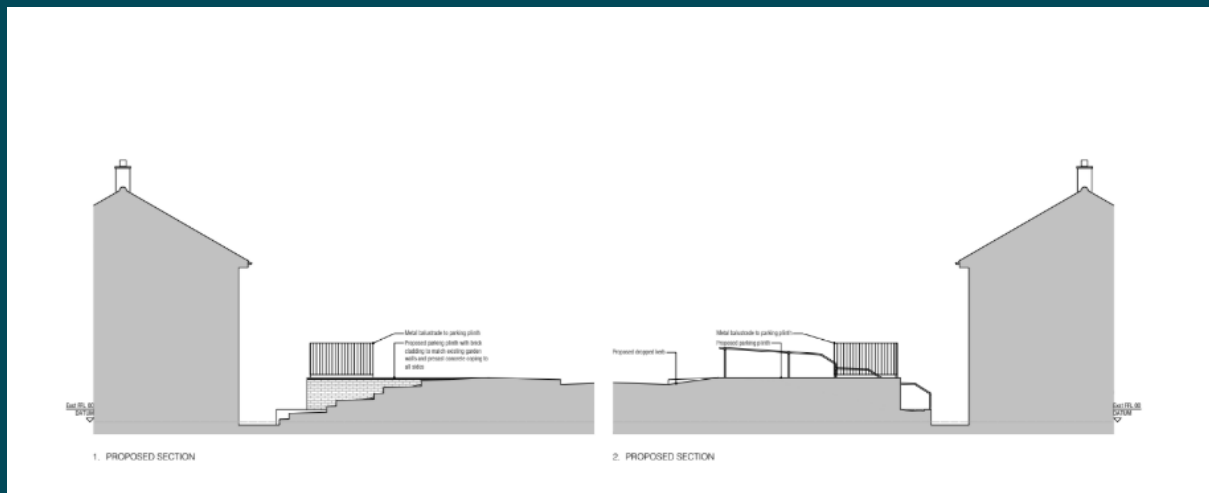


Fig.3 – Section Drawing

Planning Designations

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

Planning Policy Wales (Edition 12) was revised and restructured in February 2024 to coincide with the publication of, and take into account the policies, themes and approaches set out in, Future Wales - the National Plan 2040 (see below) and to deliver the vision for Wales that is set out therein.

Page 7 states: “Sustainable Development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

PPW11 introduces the concept of placemaking, whose positive implementation through good design is to ensure people's and the community's well-being.

PPW details six placemaking principles against which the application will be assessed:

- 1) People and community
- 2) Location
- 3) Movement
- 4) Mix of Uses
- 5) Public realm
- 6) Identity

PPW is supported by a series of more detailed Technical Advice Notes (TANs); the following are of relevance:

- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 18: Transport (2007)

Future Wales - the National Plan 2040 (FWDP) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to coordinate the delivery of Welsh Government policies to maximise positive outcomes. It forms part of the statutory development plan. SDPs and LDPs must be in general conformity with Future Wales.

Newport's Well-Being Plan 2018-23 The Well-being of Future Generations (Wales) Act 2015 places a statutory obligation on public bodies to pursue sustainable development in a way that meets present needs without compromising the ability of future generations to meet their own. This principle has informed the preparation of Newport's Well-Being Plan 2018–2023, formally adopted on 1 May 2018, which sets out strategic goals aimed at improving social, environmental, economic, and cultural outcomes across the city. In the context of this proposal, it is considered that the development would not undermine the achievement of these objectives and would have no significant or unacceptable impact on the well-being of the community.

Newport Local Development Plan 2011-2026 (Adopted January 2015)

Relevant policies:

- GP2 – General Amenity: Assesses impact on visual and residential amenity, including compatibility with surrounding uses.
- GP4- General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or results in traffic generation exceeding the capacity of the highway network
- GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.
- GP6 – Quality of Design: Focuses on the design quality of proposals, ensuring they are appropriate to the context and contribute positively to the built environment.

Supplementary Planning Documents

- The ‘House Extensions and Domestic Outbuildings’ Supplementary Planning Guidance (SPG) (Adopted January 2020)

Assessment

The following section evaluates the proposed development in accordance with the relevant policies and the Council’s supplementary design guidance to demonstrate why the development should be considered as acceptable in principle and in strict accordance with National and Council development criteria.

The main considerations of this application are the potential impact of the development on the highway network, character and amenity of the surrounding area and neighbouring properties. The below will address these issues in accordance with relevant local planning policies.

Principle of Development

The proposed vehicle crossover lies within the defined settlement boundary, where residential development is acceptable in principle under the Newport Local Development Plan (LDP) 2011–2026. The scheme constitutes sustainable development as defined by Planning Policy Wales (Edition 12) and Future Wales – the National Plan 2040, supporting improved accessibility, reduced on-street parking, and efficient land use. It aligns with the placemaking principles set out in PPW and TANs, particularly those relating to movement and transport, good design, public realm, and identity, and reflects the objectives of the Well-being of Future Generations (Wales) Act 2015. The proposal complies with LDP Policies GP2 (Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), and GP6 (Quality of Design), ensuring that the development integrates with its context, safeguards highway safety, avoids harm to amenity or ecology, and contributes positively to the built environment. The principle of development is therefore well-founded and supported by both strategic and local planning policy.

Design

The proposed vehicular access, raised platform with retaining wall and railing, and driveway at 229 Waltwood Road represents a contextually appropriate and policy-compliant form of operational development that respects the area character. Located within the defined settlement boundary, the site is suitable in principle for residential enhancement under the Newport Local Development Plan (LDP) 2011–2026. The scheme reflects a site-responsive design that respects the topography, curtilage constraints, and suburban character of the area, without disrupting the visual rhythm of the street scene.

The development accords with Policy GP2 (Amenity) by safeguarding residential and visual amenity, ensuring the works sit comfortably within the plot and do not result in overdevelopment. The proposed access arrangement complies with Policy GP4, facilitating safe and efficient vehicular movement without compromising pedestrian safety or highway capacity. The use of permeable surfacing and retention and enhancement of some soft

landscaping supports Policy GP5 (Natural Environment), contributing to sustainable drainage and ecological sensitivity. The overall design quality, including material selection and integration with the built form, satisfies Policy GP6 (Quality of Design) and reflects the principles of placemaking set out in Planning Policy Wales (Edition 12) and Future Wales – the National Plan 2040.

Taken together, the development is considered acceptable in principle on grounds of design including amenity, and highway safety, and is supported by both national and local planning policy.

Amenity Concerns

The development provides safe and inclusive access for all users and accommodates off-street parking within the curtilage of the dwelling. It does not result in any unacceptable impact on the amenity of neighbouring properties, highway safety, or local parking conditions. Issues such as overlooking, overshadowing, overbearing impacts, and pedestrian safety are not of concern in this instance, given the modest and proportionate scale and nature of the completed works.

As the proposed construction is limited in scale, it is not expected to result in any adverse health or amenity impacts during implementation. The final arrangement will not cause any additional effect on neighbouring amenity beyond that associated with the site's existing layout.

The development enhances amenity for current and future occupiers by delivering dedicated off-street parking spaces, reducing reliance on on-street provision. The parking area, due to the site topography, will not result in loss of light (compared to the existing arrangement) into habitable rooms, and prevents staining or aesthetic harm to the building façade. It can therefore be considered policy compliant.

Parking and Highways

The proposed development will deliver safe and convenient vehicular access to the property, supporting inclusive movement for all users, including pedestrians and cyclists. It will introduce a suitably scaled off-street parking area within the residential curtilage, improving accessibility for occupants and visitors while reducing reliance on on-street parking. The driveway has been designed to allow vehicles to enter and exit the site in forward gear, with adequate visibility in both directions along Waltwood Road. The access arrangement is not anticipated to result in any severe impact on highway safety or the operational capacity of the local road network. The site currently lacks dedicated off-street parking, and the proposed intervention will ease pressure on Waltwood Road and surrounding carriageways, enhance visibility, and contribute to safer pedestrian movement. This aligns with Policy GP4 (Highways and Accessibility) of the Newport Local Development Plan (LDP) 2011–2026, which supports development that does not compromise highway or pedestrian safety.

Also as noted above, the proposed works will also be modest in form and sensitively integrated into the existing streetscape, using appropriate materials that respect the character of the area. The scheme will not detract from the visual amenity of the locality and

is consistent with Policy GP2 (Amenity) and Policy GP6 (Quality of Design), as well as the design principles set out in Planning Policy Wales (Edition 12) and Future Wales – the National Plan 2040.

In summary, the proposal represents a safe, practical, and policy-compliant approach to access and parking within an established residential setting and is considered acceptable in principle on both design and highway grounds.

Planning Balance

The proposed development will be well-designed and will respond sensitively to the established street character and wider suburban setting. It will remain fully compliant with national and local planning policy and is not expected to result in any detrimental impact on the locality. As such, the scheme will accord with the principles of sustainable development as set out in Planning Policy Wales (Edition 12) and Future Wales – the National Plan 2040, as well as the Newport LDP supporting the social, environmental, and economic objectives.

Socially, the proposal will provide inclusive access and a dedicated off-street parking space, enhancing the functionality and long-term adaptability of the dwelling for all residents. Environmentally, the development will safeguard the visual integrity of the site and surrounding streetscape, avoiding harm to local character or the urban form. Economically, the construction phase will support local trades, suppliers, and associated services, contributing to the vitality of the local economy.

Taken as a whole, the proposal reflects the qualities of sustainable development and is not anticipated to give rise to any material harm that would justify refusal. On balance, the benefits of reducing pressure on on-street parking, improving residential usability, and enhancing site accessibility clearly outweigh any perceived impacts, especially given the proposal's good design.

Conclusion

The development will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment. It is well designed and safe, and the development has given due respect to the character of the local area, and it will not detrimentally impact the amenity of the neighbouring properties any more than the existing development. The development will also have no negative impact on local highways, traffic flow or pedestrian and cyclist safety.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Framework. Should the Planning Authority have any further questions in relation to this development or feel that certain conditions would be necessary to accommodate this development, Planning by Design would welcome conversation on any of these matters.