



PLANNING STATEMENT

February 2025

RIDINGS VIEW, MOORLAND COURT,
BISHTON, NP18 2DZ



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SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

This report is submitted as part of a householder planning application for the construction of an annexe and link walkway at Ridings View, Moorland Court, Bishton. And is to accompany drawings R897-00 ,01, 02, 03, 04 and 05.

The proposed development involves the construction of a link walkway and annexe. The link walkway will form a new entrance to join the existing family home and proposed annexe.

The purpose of this report is the comprehensive analysis and careful consideration of the impact the proposed development would have on the existing property, its neighbours and the surrounding context. It considers the original character of the existing stone barn conversion along with the varied materiality of the surrounding architecture, against the key elements of the proposed scheme and includes a detailed description and justification for this.

2. SITE INFORMATION



Figure 1 – Application site partially visible from Bishton rd.



Figure 2 – Private drive leading up to the property from Bishton rd.



Figure 3 – Perspective to show the blank elevation of the gable end and side of the existing property behind the vehicles, along with proposed annexe location.



Figure 4 – A view from the existing house onto adjacent farmland which has planning for a solar farm, stretching from the client's boundary to distant hedgerow.

Existing Site Analysis

Ridings court is a semi-detached stone property located 9.3 miles from Newport within the Bishton village boundary. The surrounding area is largely characterised by countryside to the east and houses to the west (Shown below in surrounding architecture). Along with several industrial developments which have been documented in surrounding context.

The site features a private driveway which is accessed off Bishton Road and leads you up to the property. As shown in figure 1, with the construction of the neighbour's garage, which is located at the entrance to moorland court, the proposed site for the annexe can now not be seen from the public highway.

The dominant material on the site is stonework, intermittently broken up with the use of stone cills and timber clad. The existing dwelling is part of a development which saw an existing barn converted into 3 family homes. With both adjoining properties now having external additions.

- 1 Moorland Court – Application 22/0976
- 2 Moorland Court – Application 19/1112

As previously mentioned, Ridings court was part of a wider barn conversion, although with this no provisions for storage within the household were provided.

Figure 5



Surrounding Architecture

The surrounding architecture shows a diverse use of house types and materiality. Surrounding properties have been finished in a range of materials including render (Multiple colours), brick, stonework and cladding. The immediate housing types range from traditional cottages and converted barns to brick and render detached houses. These differences also include the colours of window frames used.



Figure 6 (Mix of styles)



Figure 8 (Render and grey windows)



Figure 7 (Traditional cottage)



Figure 9 (Modern brick and render)

All of these properties are located within 130m of the proposed location for the annexe.

The bottom image also shows a property finished in render with large windows overlooking the proposed site.



Figure 10 (Brick house and timber garage)



Figure 11 (Adjacent Property)

Surrounding Context



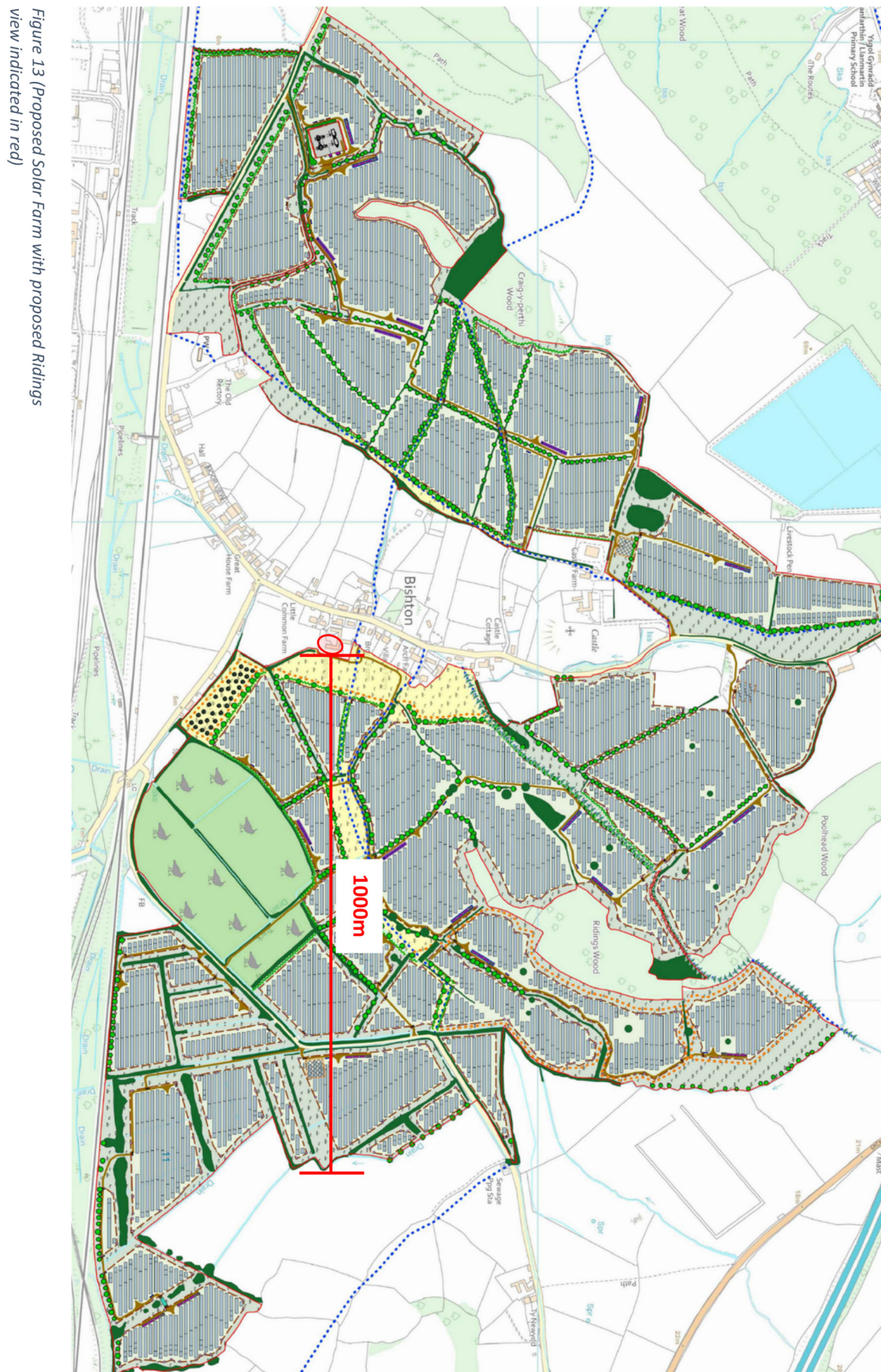
Figure 12 (Surrounding Industrial Developments)

This map shows major developments that can be seen from the proposed site location.

- Site Location
- Newport Steel works
- AB Inbev Brewery
- Newport to London mainline
- M4
- Proposed Solar Farm
- Tesco distribution centre turbine

These developments shown in figure 12 above and figure 13 below show the vast and varied industrial and proposed developments, showing how what was once considered countryside has now been developed on a large scale.

Also shown in figures 12 and 13 are the proposals for a solar farm, which if completed will be seen for 1 km to the west of the proposed site.



Historical Context

Please see below figures 14 and 15 displaying the historical development of the Site at Ridings View.

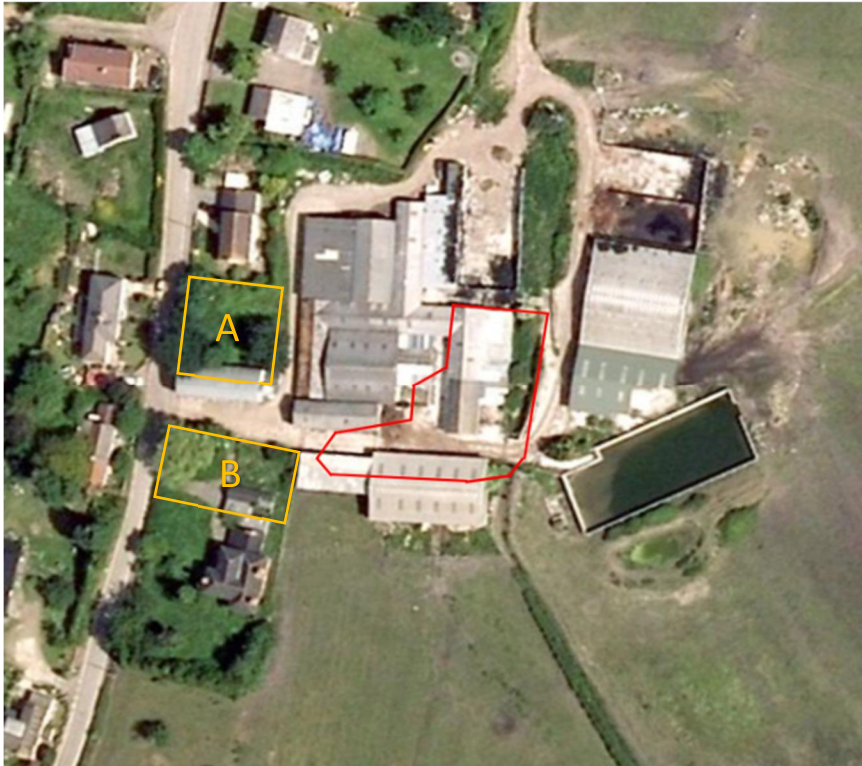


Figure 14 (Ridings View 2006)

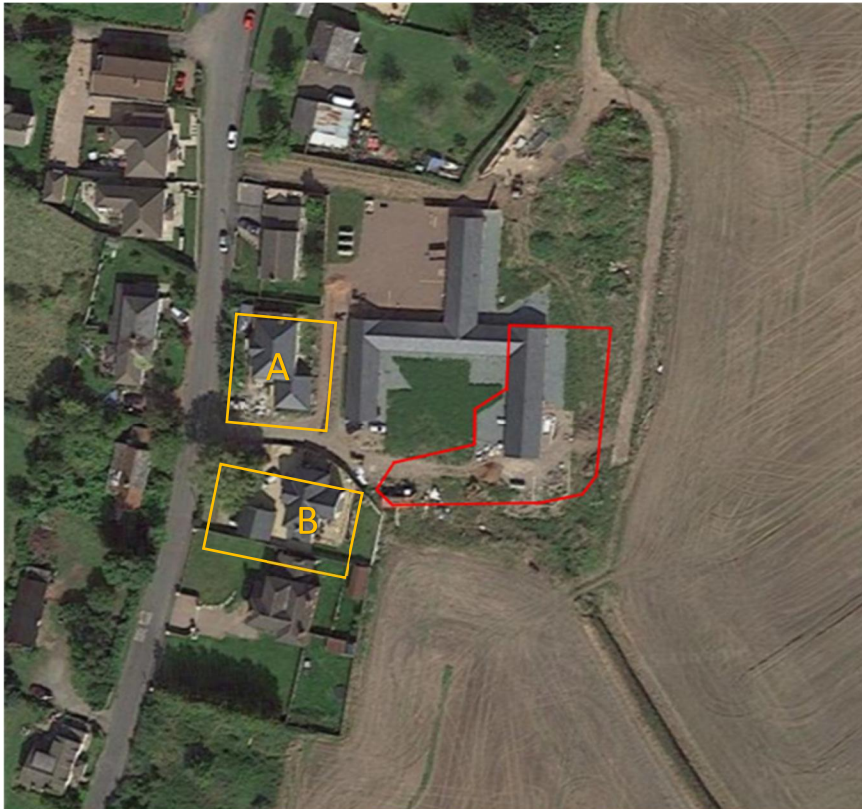


Figure 15 (Ridings View 2014)

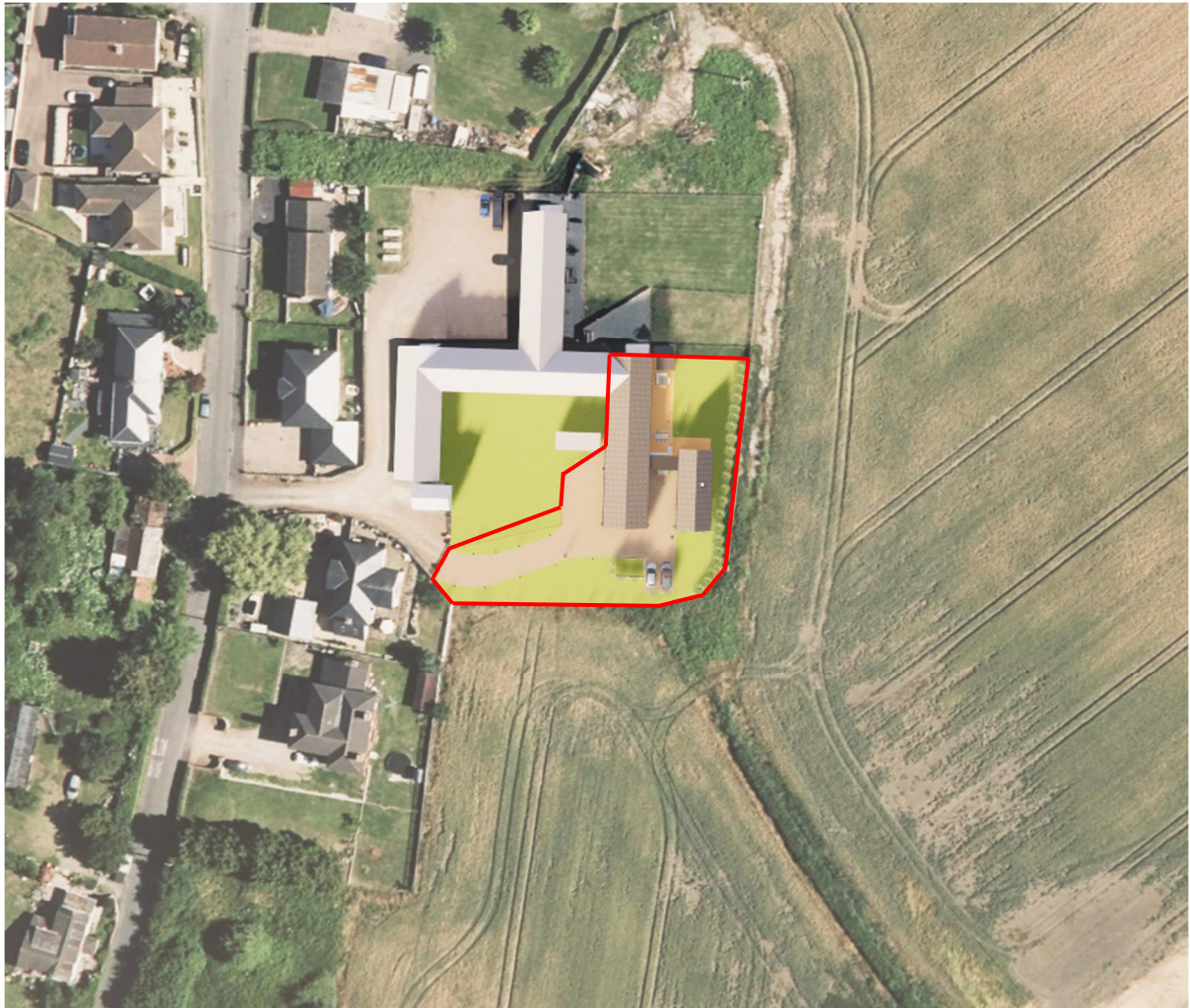


Figure 16 (Ridings View Proposed Site Plan)

The images above show satellite images of the change to what is now Ridings View between 2006 and 2014. These show how for several years a large farming development which expanded to the north, south and east of the site before any development to Ridings view happened. The remaining buildings were then converted into homes (shown in figure 15).

Also shown in these figures is the development and construction of two detached dwellings, A and B (seen in figures 6 and 11). As seen in the figure above property B has also been constructed on the countryside border.

On review of these factors, we believe that the construction of a building matching the existing Ridings View buildings, would complement both the existing context but also the historical context with the buildings that were originally located on the site. (Proposed site shown in figure 16)

Site Constraints

Although this site is presented as a plain and linear plot, there were a number of considerations to constraints for which we had to include during our design process to ensure that we could be confident that we had achieved a proposal located and presented in the right place and form when considering this specific site.

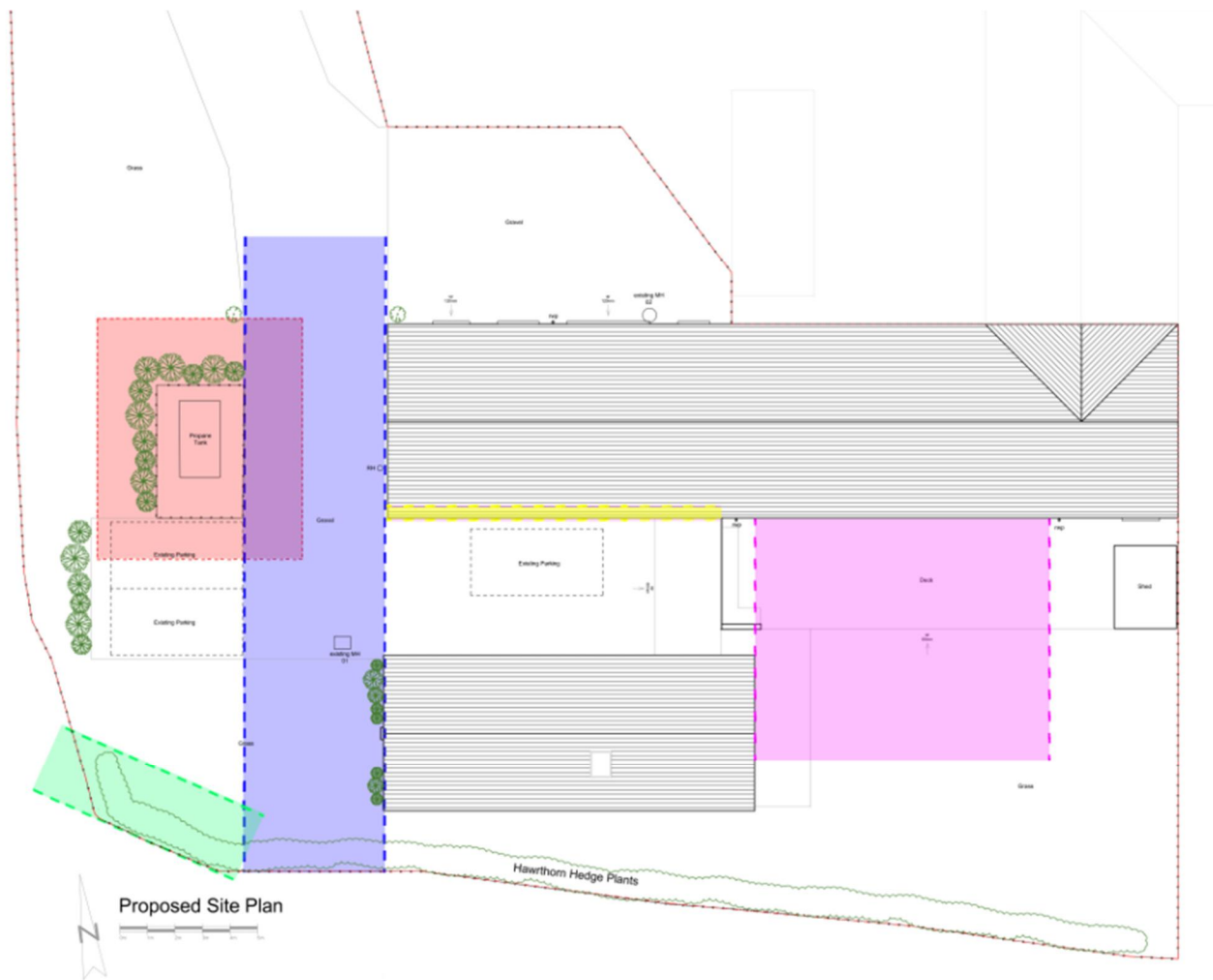


Figure 17 (Ridings View constraints and considerations diagram)

Red – This area shows the required boundary to be retained around the existing propane tank (3m) ([Flexible LPG storage solutions and installation | Calor](#)) Therefore no construction could take place within the shaded red area.

Blue – As seen in Figure 17 but also shown in the 3D visuals, both the route and view through from the public highway have been retained.

Green – Located in this area is an electric mast. Therefore, this area was ruled out for development.

Yellow – As seen in Drawing R897-01 Existing Plans and Elevations, the existing property has a blank elevation, meaning that locating the proposal as shown has the least impact on the existing property.

Pink – With all of the glazing being located on the right side of the front of the property, it was concluded that any development would block out both sunlight and any views into the adjacent fields.

3. PROPOSAL



Figure 18 – View form the private drive up to the property from Bishton rd.



Figure 19 – Perspective view showing the materiality and scale of the proposal. Seen from the living room end and glazed link end of the annexe.



Figure 20 – Perspective view of the annexe and link walkway to the existing family home. Also showing the use of the stone, window and door finishes.



Figure 21 – Perspective view showing the retained parking and relationship between proposed and existing.

We have worked with our client and sought pre-application advice from Newport council regarding this project to achieve the best outcome for the annexes intended user but to also be respectful of the surrounding context and comply with planning policy. Please view the visuals in conjunction with plans submitted. Please also see the justification statement submitted with the application for further information.

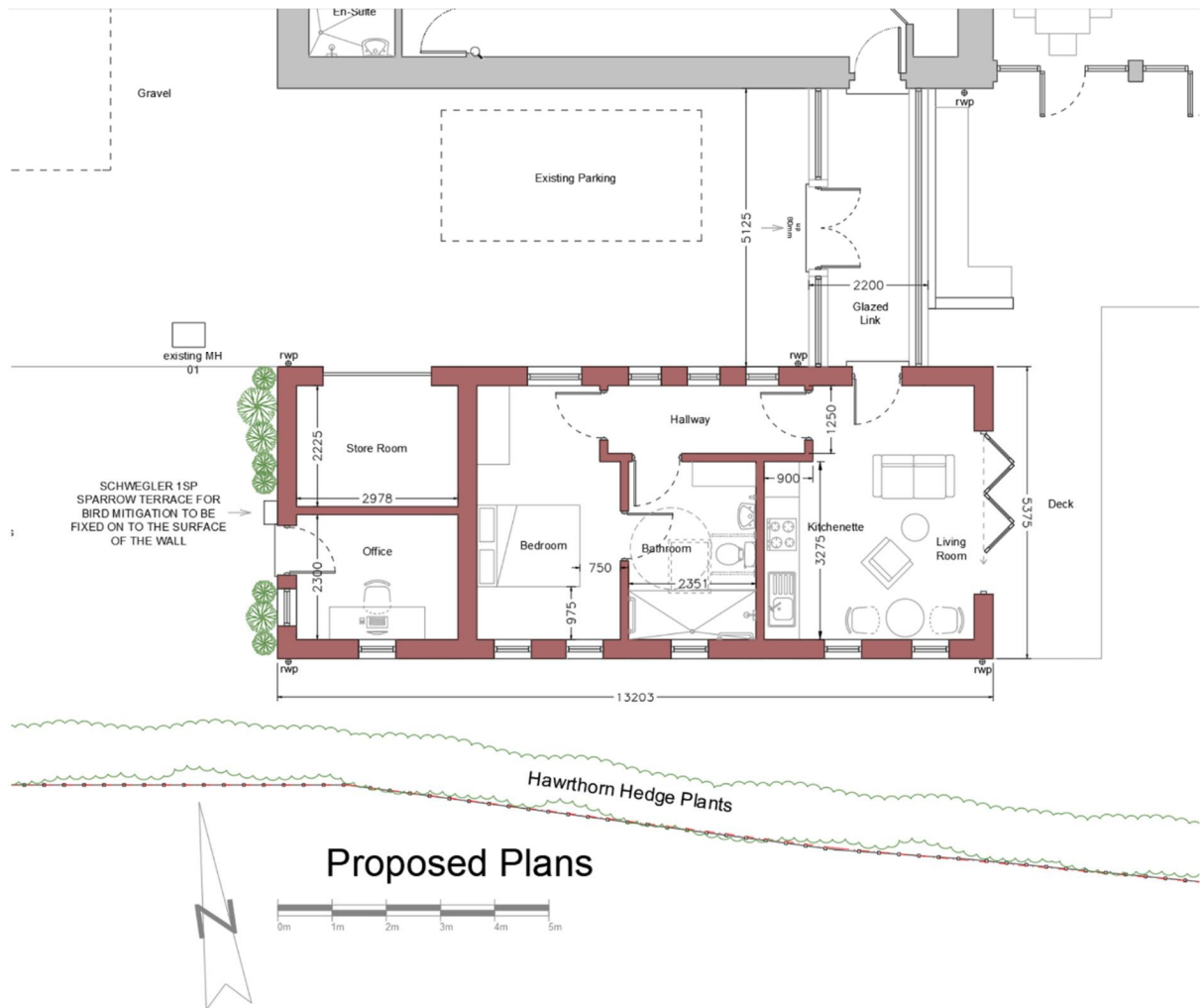


Figure 22 – Proposed plans with dimensions

Shown above in figure 2 is a dimensioned plan of the proposed annexe with adjoined storeroom and office, this diagram shows the relation of the annexe to the existing dwelling but also the size of each aspect. These have been shown to highlight the accessibility for a wheelchair within the property but also the priorities which we have identified for the annexe.

Surrounding Public Rights of Way



Figure 22 – Newport city council public right of way map screenshot

Included in the pre application advice feedback was a request for images along the public right of way to the northwest of the proposed site to show images of what our proposal would look like from various points.



Figure 23 – Public right of way access point 1



Figure 24 – Public right of way access point 2



Figure 25 – Public right of way access point 3

As shown above in figures 22-25 we were unable to access any of the above public right of ways which run to the northwest of the proposed. As shown, this was due to overgrown hedges, a flooded path and a removed bridge. Ultimately resulting in us not being able to gain access to the right of way. This would also ultimately prevent other members of the public from accessing these paths and viewing the proposed development from these vantage points.

4. Planning Policy

PS2 – Rural Communities

The site is located within the defined village of Bishton. The policy states that ‘Development of an appropriate type and scale will be supported within village boundaries’.

PS15 – Green Infrastructure and Biodiversity

Development needs to protect and enhance Newport’s green infrastructure and biodiversity. As shown in our accompanying green infrastructure statement document. With green infrastructure being described as key to Newport’s character along with the importance of habitat for local species, the proposals include a new hawthorn hedge row, English lavender, forget-me-not, honeysuckle, red campions buddleia and long grasses to what is now only a grassed area.

GP5 – Natural Environment

Point i) – The proposal includes the introduction of new green infrastructure features to biodiversity connectivity to surrounding countryside.

Point vi) – The scheme includes a landscaping scheme to enhance the green infrastructure of the site and connect it to the wider context.

As shown between point 3.37 and 3.39, the importance and need for the introduction of hedgerows to a site. Explaining how they can ‘enhance the quality of the development and amenity from the outset, safeguard biodiversity and natural resources’.

GP6 – Quality of Design

Point i) – Regarding the scene’s response to its surrounding context and link to the building opposite, aspects including materiality and scale have been considered to provide the least impact on the surrounding area. This has been achieved through matching the stonework, roofing and window finish materials to the adjacent barn conversion. This has also been achieved when considering the height (with ridge height to match adjacent barn) but also the width which is 2m less than the existing, to reinforce the feeling that this is an addition to the existing home with the link.

Point iii) The scheme also responds to this point with the use of timber clad to ‘Avoid the inappropriate replication of neighbouring architectural styles. The designer is encouraged to display creativity and innovation in design’. Aiming to allow the annexe to have its own identity whilst providing a link to the existing dwelling.

H2 – Housing Standards

The proposal will be designed to all current u-value and building regulations.

Possible additions

- Solar?
- Heat pump?

- MVHR?
- Replacement of concrete to (Blast furnace slag or hempcrete)

H7 – Annexes

Point i) – The annexe is of limited size and provides essential accommodation to the intended occupant. As shown in plans R897 – 03 A1, the kitchen, bedroom and bathroom have been designed to accommodate the intended occupants increasing needs with the provisions for wheelchair access and possibly a hoist between the bedroom and bathroom. The kitchen has also been designed only for the heating and preparing of meals for the main household, washing of dishes and small fridge.

Point ii) – The annexes placement on the site has been decided to retain the existing driveway whilst also being located as close to the existing dwelling as feasible.

Point iii) – The plans for an annexe require a functional link with the associated dwelling, this has been achieved through a glazed link. This acts as a new entrance for the property but also a protected connection between the dwelling and annexe to always allow the family access to the annexe.

Any annexe is defined as accommodation that is ancillary to a main dwelling. The proposed annexe will not have provisions to wash clothes or cook meals other than simple and pre-prepared meals. Meaning that this annexe will not be able to function without the adjoining family dwelling.

5. DESIGN JUSTIFICATION

As shown above there has been a large amount of consideration into site, historical and surrounding context to extract the most robust proposal for this development of an annexe.

Scale – The proposed annexe will be smaller in both width and length to the existing Ridings View but will mirror the ridge height to continue the architectural typology of the surrounding barns.

Purpose – As seen in the justification statement the annexe will house an elderly family member of the client, allowing the family to care for this person and limit any need for local authority care services.

Materiality – The annexe will be built to match the materiality of the existing Ridings View barns, as to blend in the annexe with its surroundings and act as a simple extension of the existing architecture.

Location – As shown in figure 17 within this document there was a large amount of consideration to the proposed location of the annexe, this combined contributing surrounding aspects which would have made the development unviable, but also factors including limiting impact on the existing dwelling and locating the annexe as close to the existing dwelling to provide ease of care for the clients relative.

6. PRE-APPLICATION RESPONSE IMPACT

Ref PRELET/ P/24/0109

As previously stated, pre-application advice was sought prior to the submission of this planning application. There were a number of suggestions, concerning materiality, scale and design to ensure that a respectful and compliant proposal was put forward by ourselves. We believe that we have taken all of this on board and have either evidenced how we implemented these or why we believe our proposal outweighs the suggestion, such as locating the proposal on top of the fuel tank.

7. CONCLUSION

The established approach is believed to be the most appropriate way to meet the needs of the applicant, but also the surrounding context. The proposal is intended to respect its surroundings through careful consideration of its material, scale and placement.

The overall design is aimed to take influence and reflect the surrounding architecture within the immediate area. The green window frames, stonework and roof finish are all materials used on the surrounding barn conversions, with the form of the new annexe to follow that of a traditional Welsh vernacular building.

It is considered that the proposal would create a visually appealing development with a clear design style for its location. The proposal would provide a much-needed space for the changing care needs of a family member.

Based on the information not only in this document but with consideration to the green infrastructure statement and justification letter also submitted. It is suggested that the council consider approving this application due to its important intended purpose and use.