



Design Statement

**15 Manor Park
Newport, NP10 8SA**

Site Location

1. The site is situated in the north east quadrant of Manor Park, in the Duffryn district of Newport (Fig. 1).



Fig. 1 Site Location

Proposed Development

2. The proposal is for a two-storey annex, attached to an existing dwelling and incorporating conversion of an existing garage, to provide independent living accommodation for the householder's retired father.
3. The annex will include bedroom, bathroom, and living facilities, designed to allow privacy and independence while remaining connected to the family home.
4. The extension will also add an additional bedroom to the main house.

Justification and Need

5. The annex is required to enable multi-generational living, supporting the applicant's father to live independently while having close family support nearby.

6. This approach responds to changing family circumstances, providing a sustainable solution that reduces pressure on social housing and care provision.
7. The additional bedroom will provide much needed accommodation for a growing family.

Design Approach

8. The extension will be designed to complement the scale, massing, and materials of the host dwelling, ensuring it sits comfortably within the existing residential character.
9. A modest two-storey form over a converted garage will be adopted to minimise visual impact on neighbouring properties and maintain a sense of subservience to the main house.
10. It is acknowledged that a landing window on the neighbouring property will be affected by the proximity of the second storey extension, however, this proximity is not unusual in the area (see Figs. 1-4) and as the affected window does not serve a habitable room, it is considered the effect on the amenity of residents will be minimal.

Access & Accessibility

11. The annex will be designed with accessibility in mind, providing level access and an internal layout that meets the needs of a single retiree resident.
12. Vehicular and pedestrian access will remain unchanged, using existing driveways and entrances.

Planning Policy Context

13. The proposal aligns with the Newport Local Development Plan policies which support:
 - Sustainable residential development within settlement boundaries;
 - Adaptation of housing stock to meet changing social and demographic needs;
 - High quality design that respects local character.



Fig. 1 Two stories close to landing windows in the area



Fig. 2 Two stories close to landing windows in the area



Fig. 3 Two stories close to landing windows in the area

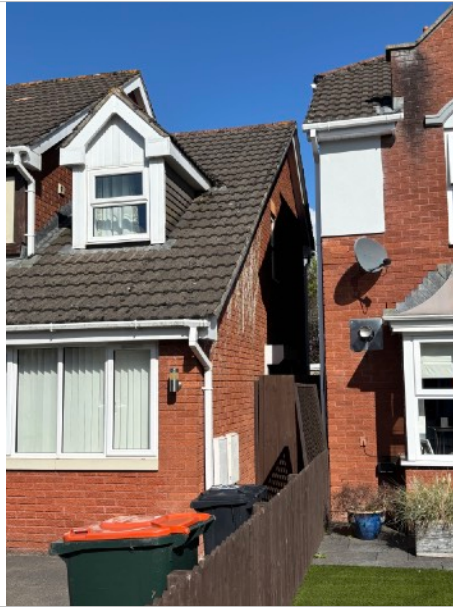


Fig. 3 Two stories close to landing windows in the area

Conclusion

14. The proposal represents a carefully considered extension that meets an identified family and social need while respecting its context.
15. The annex provides an inclusive, sustainable form of accommodation that enables independent living within a supportive family setting, in line with local and national planning objectives.