



## PROPOSED REPLACEMENT DWELLING

Little Hunters Lodge, Penhow, Chepstow

Design, Access and Planning Statement | April 2026

## 1. Introduction

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- 1.1 This Statement has been prepared to support the Applicant's proposal for a replacement dwelling at Little Hunters Lodge, Penhow, Chepstow.
- 1.2 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework.
- 1.3 The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.4 The statement should be read in conjunction with the submitted plans and illustrations comprising the submission.

## 2. Site & Surroundings, Planning History

- 2.1 The site is located in Penhow, to the south of A48 Chepstow Road mid-way between Parc Seymour and Llandeud. It is accessed via a private lane approximately 250 metres in length and is located to the south of the existing Hunters Lodge dwelling, which forms part of the larger Hunters Livery.
- 2.2 The application site contains Little Hunters Lodge, a two storey dwelling, partly set into the topography, positioned in close proximity to Hunters Lodge. The dwelling has been finished with white render, upvc windows and a slate roof.
- 2.3 The dwelling is a former barn, which was converted into a dwelling under planning permission 1/15347, which was granted on 19<sup>th</sup> January 1987.
- 2.4 A condition (No. 3) relating to the occupancy of the dwelling was attached to the original planning permission, requiring that *the development hereby permitted shall be used insofar as it forms an annex/extension to the dwelling known as Hunters Lodge and shall at no time be occupied as a separate or self-contained dwelling unit.*
- 2.5 Little Hunters Lodge has been recognised as an independent dwelling for Council Tax and services purposes since at least 1997 and has been occupied/existed as a dwellinghouse separate to the main house (Hunters Lodge) ever since.
- 2.6 Permission was granted on the 3<sup>rd</sup> October 2024 to remove condition 3 (development to be used as an annexe) of 1/15347 conversion of barn to dwelling (LPA Ref 24/0651).
- 2.7 An existing dwelling known as Hunters Lodge is located directly adjacent to the application site. It is a large two storey property which steps down towards the adjacent livery, that has been developed and extended over time and is under separate ownership from the application site. Access to both properties and the livery is via an existing private lane directly onto the A48.
- 2.8 Hunters Lodge has been subject to alterations and extensions over the years, with a large conservatory granted to the rear in 2012 overlooking the livery, which was accepted would not result in any increase of massing or any increase in apparent scale from public vantagepoints.

### Constraints & Opportunities

- 2.9 A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site.
- 2.10 The key opportunities/constraints the site presented were considered to be:
- The site is within a sustainable location
  - Ease of access to local highway and local facilities
  - Large curtilage with vistas to the south, north and west
  - Established, well defined boundaries
  - Opportunity to design a building which was aesthetically pleasing, blending into the natural landscape

Date: 12/11/2024  
Drawn: CJ  
Checked: CJ  
Designed: CJ  
Scale: 1:2000 @ A3



Aerial View (1:2000 @ A3)



|                                                                      |  |                                                            |                       |
|----------------------------------------------------------------------|--|------------------------------------------------------------|-----------------------|
| Little Hunters Lodge<br>Penhow, Chepstow<br>NP26 3AD                 |  | Ref No:<br>24_057                                          | Rev:                  |
| Title:<br>Context Plan                                               |  | Drawn:<br>CJ                                               | Scale:<br>1:2000 @ A3 |
| Date:<br>12/11/2024                                                  |  | www: <a href="http://www.cj2.co.uk">www: www.cj2.co.uk</a> |                       |
| CJ <sup>2</sup> Architects<br>Environmental & Urban design           |  | Town planners<br>Environmental & Urban design              |                       |
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### 3. National & Local Planning Policy

- 3.1 PPW and the National Development Framework (published as **Future Wales – the National Plan 2040**) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 3.2 **Planning Policy Wales (PPW Edition 12) February 2024** sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 3.3 Section 3 states ‘Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.’
- 3.4 With regard to environmental sustainability, PPW states ‘Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.’ Wherever possible, PPW encourages the use of brownfield sites in preference to greenfield sites where it is suitable for development
- 3.5 Section 4 states ‘*The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*
- *are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
  - *are designed in a way which integrates them with existing land uses and neighbourhoods; and*

- *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.*

3.6 Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government’s detailed advice on how to achieve good design in all development at every scale throughout Wales.

3.7 The guidance sets out the Assembly’s objectives for good design, namely:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel.

3.8 TAN 18 - Transport and TAN 22 –Sustainable buildings are considered relevant to the site.

#### Local Planning Policy

3.9 The current Development Plan is the adopted Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

3.10 The following LDP policies are considered to be relevant to the redevelopment of the site:

- SP1 – Sustainability
- SP5 – Countryside
- SP9 – Conservation of the Built and Natural Environment
- GP1 – Climate Change
- GP2 – General Amenity

- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H2- Housing Standards
- H3- Housing Mix and Density
- H4 – Affordable Housing
- H12 – Replacement Dwellings in the Countryside
- T4 – Parking
- T5- Walking and Cycling
- W3 – Provision for Waste Management facilities in developments.

3.11 In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies. Supplementary Planning Guidance (SPG) has been produced to support policies in the LDP. They give further detail on some of the policies included within the LDP.

3.12 SPG's of relevance to the application proposal include Adopted Supplementary Planning Guidance:

- Parking Standards SPG
- Wildlife and Development SPG
- Mineral Safeguarding SPG
- Trees, hedgerows, woodlands and development SPG
- New Dwellings SPG
- Sustainable Travel SPG
- Waste Storage and Collection SPG

## 4. Application Proposal

### Pre-application Advice

- 4.1 Following removal of condition 3 (development to be used as an annexe) of 1/15347 conversion of barn to dwelling (LPA Ref 24/0651) in late 2024, a request for pre-application advice was submitted presenting 2 potential options- a traditionally designed dwelling, and a more contemporary designed dwelling.
- 4.2 In line with discussion with officers, the following amendments were made to the scheme:
- Progression with the traditional design which is more in keeping with the host and adjacent dwelling. The pitched roof design now reflects the character of the immediate build form.
  - Introduction of lighter palette of materials, to reflect the rural setting and character of the site.
  - Reduction of footprint of the dwelling and terrace. This limits the extent of built form and glazing visible from the driveway when approaching the dwelling and further assimilates the dwelling into the rural landscape when viewed from distance vantage points/view.
  - Whilst the proposal replacement dwelling would still be in excess of the 30% of the volume of the existing dwelling, as illustrated with the CGI montages, the replacement dwelling would not have such a detrimental impact upon the character and appearance of the surrounding area as to warrant a refusal (In line with supporting text to Policy H12).

### Proposal

- 4.3 This Statement has been prepared to support the Applicant's proposal for a replacement dwelling at Little Hunters Lodge, Penhow, Chepstow.
- 4.4 A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site.

- 4.5 The siting and orientation of the dwelling has been carefully designed to locate the entrance further away from Hunters Lodge, providing improved circulation space between the respective dwellings.
- 4.6 The proposed ground floor bedrooms, first floor master suite and snug are essentially positioned on the footprint of the current dwelling, minimising overlooking from habitable windows, with the sub terranean garage / utility constructed into the topography of the site and extended at first floor level to provide open plan living accommodation.
- 4.7 The topography of the land will naturally screen part of the dwelling along the southern boundary and benefits benefit from sheltering provided from the mature trees on site. The 1<sup>st</sup> floor elevations to the west and north will be glazed to maximise the far-reaching views from the sites elevated position.
- 4.8 The proposed replacement dwelling would be accessed from the existing shared lane to the north of the property which also provides access to Hunters Lodge and Livery. The dwelling has been designed to minimise visual impact from distant public vantage points whilst maintaining the views to the rural landscape to the south and west.
- 4.9 The proposed dwelling has been positioned and orientated in such a way that it is not considered that it would either overbear or overshadow the neighbouring property at Hunters Lodge. The siting of the proposed dwelling ensures it is less conspicuous and not seen from public vantage points, respecting adjacent building heights and those within close proximity to the site.
- 4.10 Pedestrian access into the proposed dwelling will be from the ground floor adjacent to the proposed garage and has been positioned to ensure improved personal space for both Hunters Lodge and Little Hunters Lodge.
- 4.11 The proposed dwelling will comprise an access hallway with a central corridor at ground floor providing access to all proposed rooms. To the northern side of the site is a family bathroom and 3 double bedrooms (1 ensuite) and a sub terranean boot / plant / utility room with access to the adjoining garage.

- 4.12 At first floor, accommodation will comprise a large open landing, accessing the open plan kitchen / dining / living room, WC and walk in pantry. A separate snug and master suite are proposed on the northern side of the building.
- 4.13 The dwelling will include a series of terraces on first floor level, accessible from all living accommodation and secured by glazed balconies, ensuring adequate daylight into the property.
- 4.14 The proposed dwelling will be extremely energy efficient, soundproofed and will be considerably less visual from the surrounding landscape. The proposed dwelling will have a consistent indoor temperature all year round, cutting down on energy consumption.
- 4.15 The proposed private amenity space will be positioned primarily to the eastern and western sides of the building and will be well screened from adjacent dwelling by the proposed dwelling and the surrounding land by the existing tree coverage, which will not be affected by the proposal. The garden will retain the informal layout ensuring that it does not detract from the natural landscape in which it is located.
- 4.16 The pitched roof design seeks to incorporate a natural palette of materials to embrace the sites immediate landscape. The materials have been carefully chosen to add depth to the design of the building, whilst respecting the built form within the surrounding area.
- 4.17 The use of stonework and timber detailing blends well with the site's natural environment and reflects the immediate surroundings.

#### **Boundary enclosures**

- 4.18 Existing natural boundaries to the north, south, west and east of the site will be maintained.

#### **Access / Movement**

- 4.19 As previously confirmed, the sole vehicular and pedestrian access will be directly from the north of the site and vehicular access to the garage and turning area from the existing long established shared lane, enabling vehicles to enter and leave the site in a forward gear.

- 4.20 The design approach adopted by the Applicants is 'to provide a barrier free environment for all' within the confines of the site
- 4.21 Access will be interpreted to include access into and within buildings and the curtilage of the application site.
- 4.22 The position of the site off the A48 presents no problems for pedestrian and car borne visitors.
- 4.23 Public transport facilities are readily accessible from the A48, linking to Newport and onto National networks.

#### **Sustainability**

- 4.24 The scheme was developed in response to a detailed assessment of the character and appearance of the site and surrounding area, as set out in this statement.
- 4.25 The scheme makes efficient use of the site, providing car parking and private amenity space whilst maintaining the privacy of adjacent neighbours and the protection of the adjacent countryside.
- 4.26 This site is in a sustainable location with good access to extensive facilities located in Newport and Caldicot by car and regular public transport on the A48.
- 4.27 As previously confirmed in this statement, the site lies wholly outside areas considered at risk from flooding now or in the future.
- 4.28 The vehicle parking areas and paths will be formed in permeable materials. The proposed garage will be integrated into the development and will not be readily visible.
- 4.29 Whilst the proposed dwelling has been designed to be energy efficient, and cost efficient, the scheme will where appropriate, encompass renewable energy technologies and design.
- 4.30 The design itself maximises its efficient design in order to reduce its environmental impact. The proposed dwelling will make use of passive solar energy which is controlled by both natural and designed shading devices. In this case the trees on site

will filter sunlight during summer and allow penetration of rays during winter due to leaf cycles.

- 4.31 The glass frontage of the house is orientated to the south / southwest, resultantly in the winter when sun levels are low, the property maximizes the passive energy gains. Whilst in the summer, the natural and designed shades afford the dwelling a great degree of shade and reduce the temperature to remain temperate.
- 4.32 The scheme has been designed with habitable windows positioned overlooking the driveway and entrance to the north of the proposed dwelling. The open plan living accommodation affords natural surveillance of the building entrance.

#### Trees

- 4.33 The application is supported by an Arboricultural Impact Assessment (AIA) and Method Statement prepared by Treecheck. The survey confirms that the proposed replacement dwelling has been sensitively sited to ensure zero impact upon existing high-value Arboricultural features. All root protection areas (RPAs) are respected, and no removals are required to facilitate the development, thereby maintaining the green infrastructure and visual amenity of the site in accordance with PPW 12 Section 6.4.

#### Ecology

- 4.34 An Ecological Appraisal was conducted by I&G Ecological Consulting. The report identifies the site as providing "moderately favourable" bat habitat but confirms that the existing built form possesses negligible potential for roosting bats. No evidence of protected species was found within the building or the immediate development footprint.

#### Net Benefit for Biodiversity (NBB)

- 4.35 In accordance with the Section 6 Duty of the Environment (Wales) Act 2016 and the requirements of PPW 12, the proposal moves beyond mitigation to provide a clear Net Benefit for Biodiversity. As detailed in the accompanying Green Infrastructure Statement (GIS), the following enhancements are proposed:

- Bat Conservation: Installation of a Beaumaris Woodstone bat box (North-West elevation) to provide long-term roosting opportunities.
- Ornithological Enhancement: Installation of a Swift nest box (South-East elevation) to support local bird populations.
- Soft Landscaping: A scheme of native, wildlife-friendly planting to strengthen ecological connectivity and provide foraging habitats.

#### Policy Compliance

- 4.36 By adopting these measures in full, the proposal complies with the NBB requirements set out in Future Wales: The National Plan 2040 and the DEW/01/23 policy update. The localized scale of the development ensures that the ecological integrity of the area is not only maintained but enhanced.

#### Residential Curtilage

- 4.37 Regarding the residential curtilage of the site, the Officer's position in Pre-application advice response letter dated 14<sup>th</sup> March 2024 stated- *'In 2012 a householder planning application (12/0664) was granted for the erection of a rear conservatory to the Hunters Lodge farmhouse. The site location plan submitted includes a red line boundary outlining the suggested residential curtilage of Hunters Lodge. This red line boundary includes the building subject to this enquiry i.e. Little Hunters Lodge. This would indicate to me that at the time of submission in 2012 the building is not separated from and is still within the curtilage of the main farmhouse Hunters Lodge.'*
- 4.38 Following the grant of permission under LPA Ref. 24/0651 on 3 October 2024 to remove Condition 3 of permission 1/15347, Little Hunters Lodge functioned as an independent dwellinghouse. This confirmed its status as capable of independent occupation and supports the recognition of a separate planning unit and associated residential curtilage distinct from Hunters Lodge.
- 4.39 In *Burford v Secretary of State for Communities and Local Government & Anor* [2017] EWHC 1493 (Admin), Mr Justice Supperstone reviewed the legal authority concerning the determination of the curtilage of a building and confirmed that there are 3 factors to be taken into account. Namely:
- *the physical layout of building and attached land;*
  - *the ownership, past and present; and*

- *their use or function, past and present.*

- 4.40 In considering these factors, the following were cited as relevant:
- *curtilage is not a planning land use question and may be separate to the planning unit(s);*
  - *the curtilage of a building, within the context of the assessment of these 3 factors, is a matter of fact and degree for determination by the decision maker. The decision maker decides what reasonable weight is to be given to each factor (in the Wednesbury reasonable sense);*
  - *there is no restriction as to size but it must fairly be described as being part of the enclosure for the house to which it refers (ie. the 2nd factor); and*
  - *the relationship between the main dwelling and the land in question is relevant when considering their function and use (ie. the 3rd factor). It is however not determinative by itself.*
- 4.41 Given the red line identified in the 2012 application **12/0664** (including Little Hunters Lodge as it was pre-removal of the restrictive occupancy condition), and taking into account the above, it is considered that the red line boundary attached as Appendix 1 from application 12/0664 was at that time (incorporating Little Hunters Lodge) considered the residential curtilage of Hunters Lodge, as recognised by Officers 2024 pre-application response.
- 4.42 Further to the above, taking into account the removal of the restrictive occupancy condition associating Little Hunters Lodge as an Annex of Hunters Lodge (and part of the curtilage), the 3 factors identified in *Burford v Secretary of State for Communities and Local Government* (2017), the attached title plan (appendix 2) showing ownership of the land relating to Little Hunters Lodge (which was used to inform the location plan of the request for pre-application advice), and the residential curtilage from the 2012 application, it is considered that the red line boundary used for the 2012 application reflects the recognised residential curtilage of the site, that has been divided as a result of the application to remove condition 3 of 1/15347 being approved, thereby establishing a new, independent planning unit and associated domestic curtilage.
- 4.43 The proposed replacement dwelling is sited entirely within the established residential curtilage, which constitutes Previously Developed Land (PDL) as defined in Appendix B of PPW 12. The proposal therefore represents the sustainable re-use of land and avoids encroachment into the open countryside

## Landscape Visual Appraisal

- 4.44 A Landscape Visual Appraisal (LVA) supports this application. The assessment confirms that the "landscape-led" design approach ensures the replacement dwelling is integrated into its context without unacceptable effects on the wider landscape character.
- 4.45 The LVA Concludes:
- There would be no effects on views obtainable by users of a section of footpath closest to the site during construction, with effects on completion of the proposal would be not substantial.*
- The landscape led approach of the replacement house (scale, form and materials) could be developed without unacceptable landscape and visual effects. The development would conserve the qualities of the wider landscape and offer benefits in replacing an unattractive building with a well-designed modern home, as well as the management and strengthening of a section of the landscape and would be acceptable in landscape and visual terms.*





## 5. Policy Justification

- 5.1 The scheme was developed in response to a detailed assessment of the character and appearance of the site and surrounding area, as set out in this statement and provides a replacement dwelling of the highest quality design in accord with Policy GP6.
- 5.2 Policy SP1 Sustainability, requires development to make a positive contribution to sustainable development by locating development on brownfield land within the settlement boundary, and any other sustainable development principles including its own contribution to sustainable modes of transport.
- 5.3 The existing property has been recognised as an independent dwelling for Council Tax and services purposes since at least 1997. The replacement dwelling would meet the aims of Policy SP1 by reusing previously developed brownfield land.
- 5.4 Policy H12 is pertinent to the assessment of any replacement dwelling in the countryside. Policy H12 states:
- Beyond defined settlement boundaries, proposals to replace a dwelling with a new dwelling will be permitted provided that:
- i) The volume of the new dwelling is not more than 30% larger than that of the original dwelling, or as existed in 1948, to be replaced;
  - ii) There is a condition attached to the planning permission to prevent subsequent extension or outbuildings;
  - iii) The existing dwelling has a lawful residential use;
  - iv) The new dwelling is sited to preclude the retention of the dwelling it is to replace, or there is a condition or planning obligation to ensure the demolition of the original dwelling on completion of the new dwelling;
  - v) any existing agricultural tie shall be attached to the new dwelling.
- 5.5 In granting the s73 application (24/0651) to remove condition 3 (development to be used as an annexe) of 1/15347 conversion of barn to dwelling, the council acknowledged that the existing dwelling and curtilage has a lawful independent residential use, meeting criterion iii of Policy H12.
- 5.6 As illustrated on the proposed plans, the replacement dwelling has been confined within the residential curtilage of the existing dwelling.
- 5.7 Whilst criterion (i) of Policy H12 states the volume of the new dwelling is not more than 30% larger than that of the original dwelling, or as existed in 1948, to be replaced, the supporting text to Policy H12 clearly states that *while the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.*
- 5.8 It is acknowledged that the volumetric increase between the existing dwelling and that proposed would be considerably greater than 30%. Nonetheless, the secluded plot is significantly screened by the adjacent dwelling, boundary trees and hedgerows which afford the site considerable visual containment.
- 5.9 Whilst elevated and palpably wider than the current dwelling, from viewpoints to the north, east, south and west the proposed dwelling would be viewed against the backdrop of mature trees and hillside, which would assist in mitigating its visual impact.
- 5.10 The proposal is not considered to have a detrimental impact upon the character and appearance of the surrounding area, and as such is considered acceptable.

## 6 Conclusion

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- 6.1 This Statement has been prepared to support the Applicant's proposal for a replacement dwelling at Little Hunters Lodge, Penhow, Chepstow.
- 6.2 The proposal seeks the creation of 2 storey replacement dwelling, to provide an onsite family home for the applicants and owners of the Hunters Livery.
- 6.3 The sensitive sitting and design of the layout of the proposed replacement dwelling negates any adverse on the residential amenities of the adjacent dwelling.
- 6.4 The replacement dwelling is considered to adhere to National and Local Planning Policy and guidelines, and the principal should therefore be supported.



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