

Design Statement

Site: The Grove, Bowden's Lane, NP263 3AA

Demolition of Existing Semi-Detached Dwelling and Construction of Replacement Two-Storey Detached Dwelling

LPA: Newport City Council

Full Planning Ref: PP-14568074

Pre-Application Ref: PREACK/P/25/0098

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1. Introduction

This Design Statement has been prepared in support of a full planning application for the **demolition of an existing semi-detached dwelling and construction of a replacement two-storey detached dwelling**, together with associated works.

This statement is written following pre-application advice provided in writing 16 October 2025 and discussions held on site on 23 October 2025. It seeks to address concerns raised and provide detail to the proposal.

The following supporting information is also provided:

- NP263AA The Grove Location Plan
- NP263AA The Grove GRO_001 Site Plan - Existing
- NP263AA The Grove GRO_001 Site Plan - Proposed
- NP263AA The Grove GRO_015 The Grove Plans and Elevations Existing
- NP263AA The Grove GRO_017 The Grove Plans and Elevations Proposed
- NP263AA The Grove GRO_015 The Grove & Castle View Combined: Existing Plans and Elevations
- NP263AA The Grove GRO_017 The Grove & Castle View Combined: Proposed Plans and Elevations
- NP263AA The Grove GRO_001 Landscape Plan
- NP263AA The Grove Bat Roost Assessment & Nesting Bird Survey Report
- Green Infrastructure Statement
- NP263AA The Grove Arboricultural Impact Assessment
- NP263AA The Grove Arboricultural Impact Assessment Drawing
- NP263AA The Grove Tree Constraints Plan
- NP263AA The Grove Tree Protection Plan
- NP263AA The Grove Tree Shade Diagram
- NP263AA The Grove NP263AA CIL Additional Information Form
- NP263AA The Grove CIL form_1_assumption_of_liability_v2018
- NP263AA The Grove CIL form_7_self_build_part_1_exemption_claim_v2018

2. Site Appraisal and Context

2.1 Site Location

The site lies within the open countryside in the Bishton and Langstone Ward and is characterised by a strong rural setting with dispersed residential properties set within generous plots.

The site comprises a semi-detached home, existing approved tourist lodge to rear (Planning ref. 21/0865) and several outbuildings set in mature gardens. The existing dwelling forms part of a semi-detached pair, with the adjoining property Castle View to be retained.

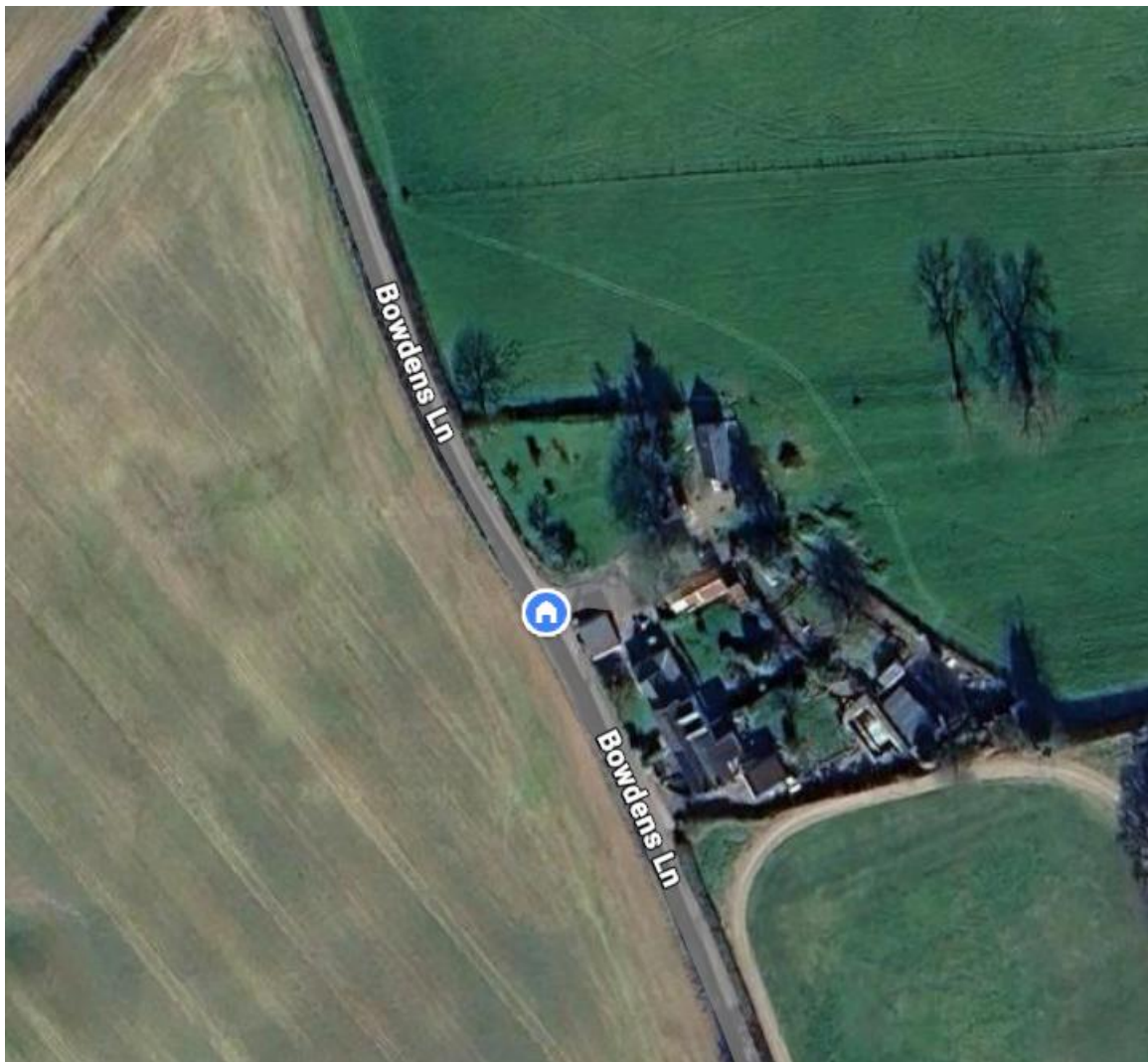


Figure 1 - Aerial Photo

Cadw

A number of Scheduled Ancient Monuments can be found in the locality. The closest being 1.4km away. In accordance with Cadw policy, their consultation is not required as the development is neither >50m in height or >0.5 hectares.

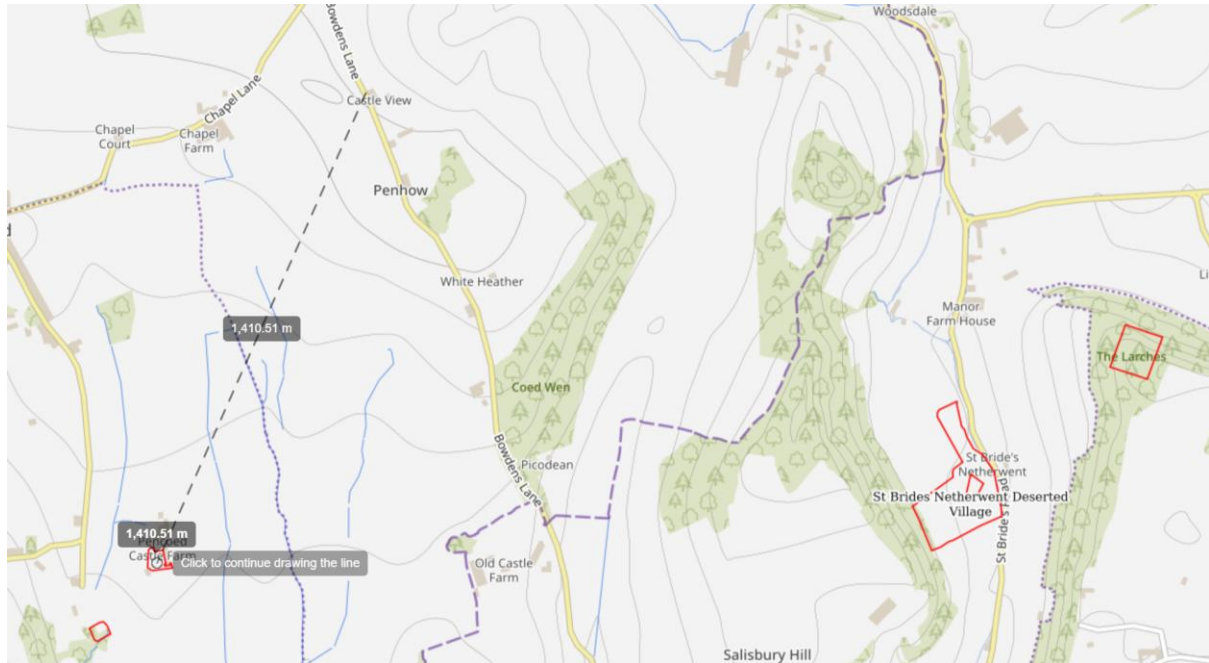


Figure 2 - Closest SAM >1km

2.2 Background

The main dwellinghouse, originally known as Grove's Cottage, was constructed in ~1750. Prior to its sale in December 2020, it last changed hands in 1907 when it was purchased by the Jones family, later becoming Davies and Pitcher families. To accommodate growing families, Grove's Cottage was split in 1957 to form two dwellings: The Grove and Castle View. The latter was primarily created by an extension to the south. Neither The Grove or Castle View are afforded any heritage status and neither property is listed.

2.3 Previous Development

A single, one bedroom unit of tourist accommodation has been built in the Northern corner of the site as identified on the Site Plan and Figure 3. The scope of the current development is limited solely to the dwelling and its immediate garden area, with no additional works proposed to the Lodge or related infrastructure.

2.4 Site Photographs



Figure 3



Figure 4



Figure 5



Figure 6

2.5 Public Rights of Way

Two public rights of way near the site are identified on the image below.

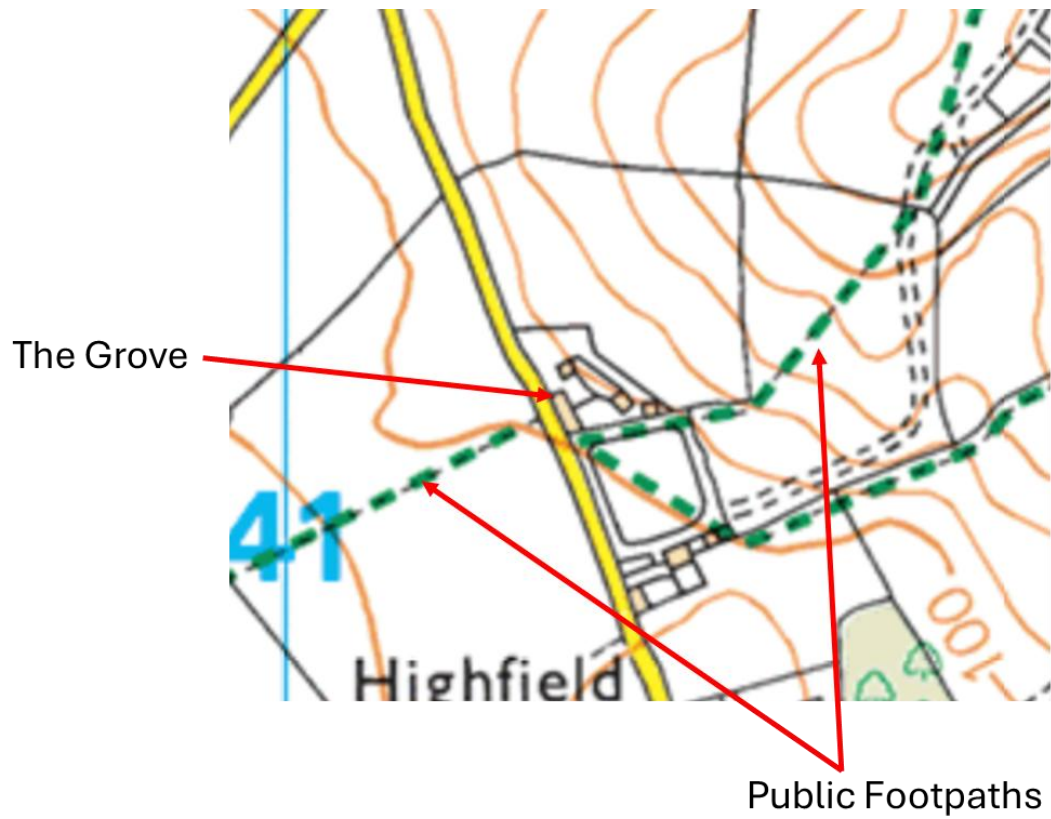


Figure 7 - Public Footpaths

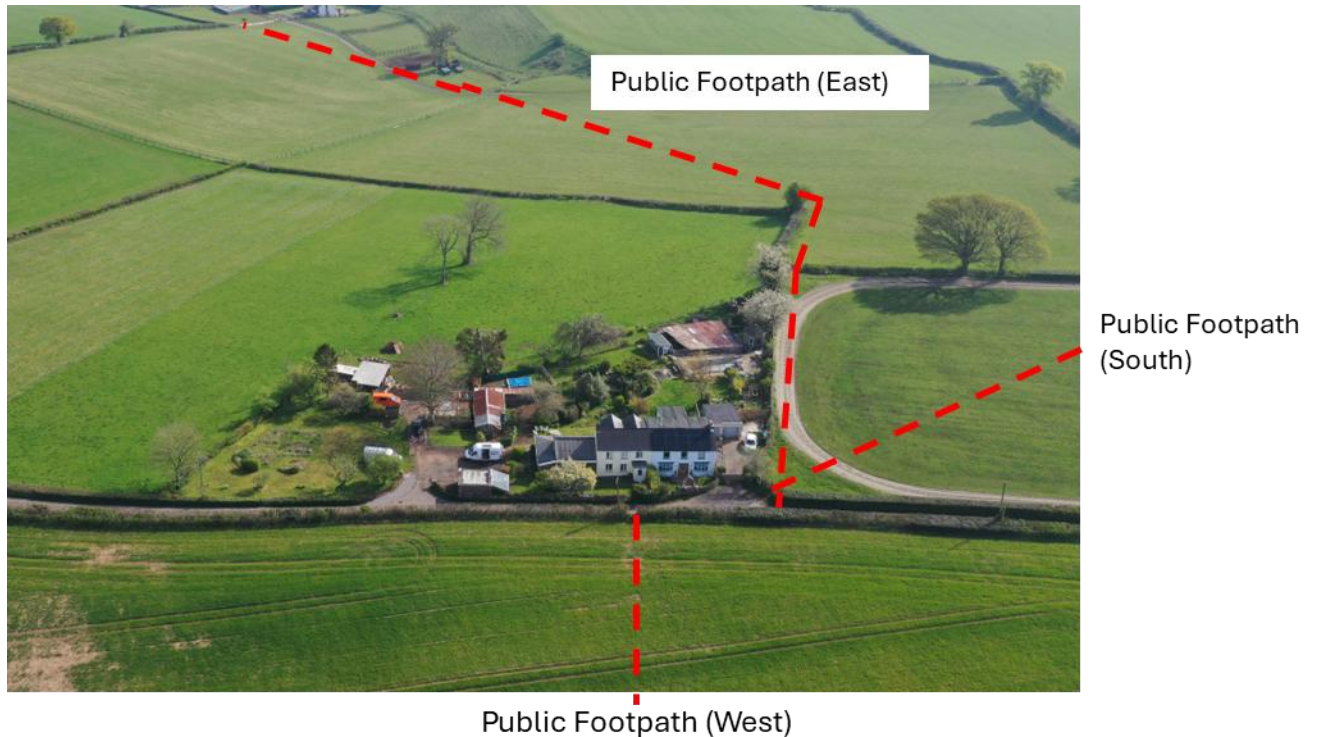


Figure 8 - Public Footpaths

Views from the public footpath to the south are obscured by the adjoining property, Castle View. Views from the public footpath to the east are obscured by the existing hedgerows and the convex curvature of the hill.

A further public footpath runs to the West. The house can be seen from the point this path emerges through hedgerow onto Bowden's lane. Two new magnolia trees and the existing hedge and garden wall will soften views of the proposed house.

3. Relevant Planning History

Relevant planning history for the subject site includes:

- Pre-app Non Stat Enquiry, PREACK/ P/25/0098 DEMOLITION OF EXISTING SEMI DETACHED DWELLING AND CONSTRUCTION OF REPLACEMENT TWO STOREY DETACHED DWELLING AND ASSOCIATED WORKS
- Full Application, 21/0865 - REPLACEMENT OF AN EXISTING OUTBUILDING WITH A SINGLE UNIT FOR TOURIST ACCOMODATION AND ASSOCIATED WORKS INCLUDING IMPROVEMENTS TO ACCESS ALONG BOWDENS LANE BY RELOCATING THE EXISTING GATEWAY AND GARAGE. Granted 15/12/2021
- Lawful Development Existing, 21/0783 - CERTIFICATE OF LAWFULNESS FOR EXISTING USE OF LAND AS C3 (RESIDENTIAL). Granted 07/10/2021
- Pre-app Non Stat Enquiry, PRELET/ P/21/0108 A TWO STOREY SIDE EXTENSION AND FOR THE SITING OF AN ANCILLARY HOLIDAY ACCOMMODATION LODGE

4. Design

Whilst currently a habitable dwelling, The Grove significantly predates the introduction of modern Building Regulations and is inherently energy inefficient, with many elements now in a poor state of repair. Owing to its original construction methods, materials and internal layout, the existing dwelling provides a limited amount of usable accommodation relative to its footprint and overall volume.

The proposal presents an opportunity to replace this sub-standard accommodation with a high-quality dwelling that meets modern living standards, delivers significantly improved energy efficiency/sustainability and enhances local amenity through an improved layout, outlook, and relationship with its surroundings.

Bringing the existing building up to contemporary standards would be highly impractical and disproportionately costly, requiring extensive intervention while still resulting in a compromised dwelling. The proposed demolition and rebuild therefore represent the most effective solution. The detachment of the replacement dwelling from the adjoining property further improves residential amenity by reducing inter-property constraints, improving acoustic separation, and allowing a clearer, more coherent architectural form that responds better to the site and its rural context.

4.1 Amount and Scale (Policy H12 Response)

The existing dwelling has an approximate volume of **570m³**.

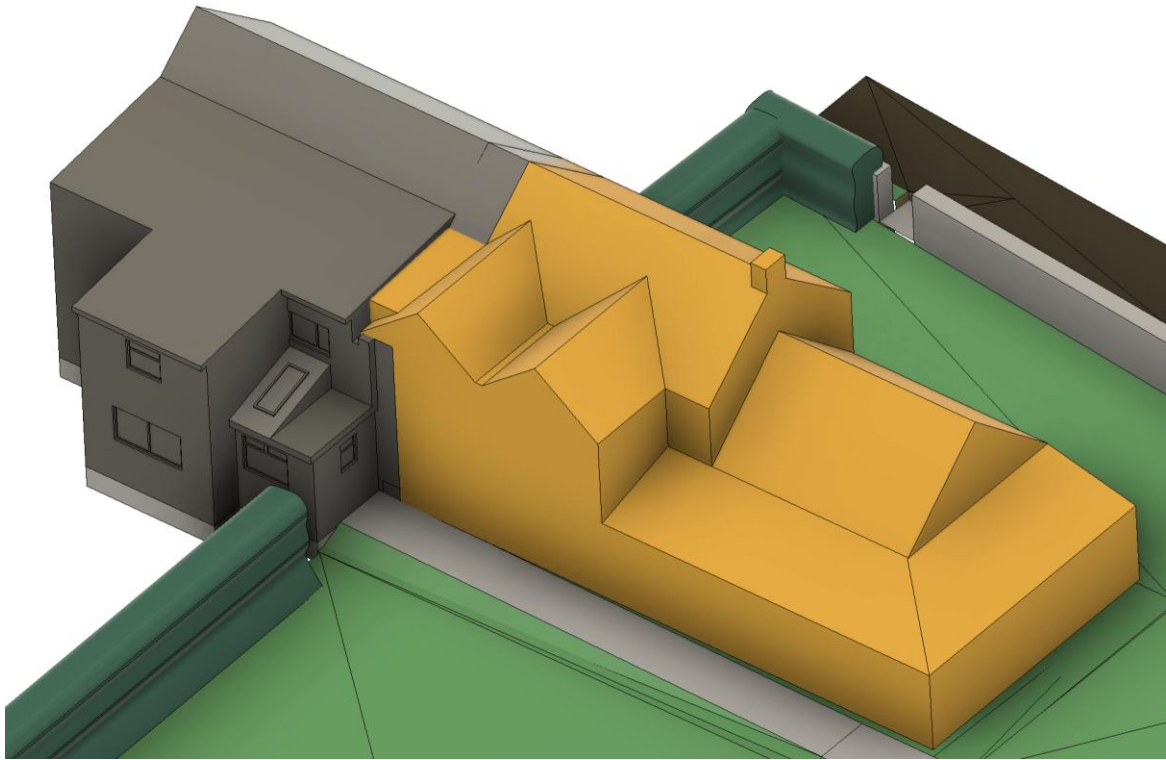


Figure 9 - Existing House 3D Model



Figure 10 - Proposed House 3D Model

Following pre-application advice, the proposed dwelling has been reduced in scale from the initial concept and now has a volume of approximately 760m³, equating to an increase of ~33% from the existing dwelling.

While the proposed volume exceeds the numerical guideline within Policy H12, the policy explicitly allows flexibility where it can be demonstrated that no harm arises to character, appearance, or amenity. In this instance, the modest exceedance is offset by a reduction in visual bulk through lowered eaves, simplified massing, and sensitive siting on the existing footprint. When viewed from Bowden's Lane and nearby public rights of way, the development would not appear materially larger than the existing dwelling and would read as a natural evolution of the site rather than an over-scaled replacement.

4.2 Appearance and Design Rationale

Appearance

The existing house is unremarkable and contributes little to the character of the locality. The proposed design has been developed in response to pre-application advice and has been simplified and refined accordingly. It retains the original intent of a traditional appearance to the front elevation, while expressing a more contemporary character to the rear through the projecting gable and extensive glazing. Overall, the dwelling adopts a traditional rural form that reflects the local vernacular in a considered and authentic manner, rather than relying on pastiche, and is designed to sit comfortably within its setting while being clearly detached from Castle View.

Overall dimensions have been slightly reduced to decrease massing and improve the building's proportions. While the rear elevation retains its contemporary character, its design has been moderated to reduce visual dominance and ensure a more balanced appearance in relation to the surrounding context.

The large external chimney breast has been removed and replaced with a simple, discreet flue, reducing visual bulk and simplifying the elevation.

The subordinate side element has been deliberately reduced in scale, with the ridge and eaves heights lowered to reduce overall volume and the extent of blank stone wall. This adjustment enhances the proportions of the elevation and improves the appearance of the fenestration, particularly on the lane-facing side. The eaves have been lowered and window arrangements refined to provide a more balanced and coherent road-facing elevation.

The side porch adjacent to the driveway has been removed and replaced with a simple overdoor canopy so that a single, central entrance addresses the front elevation. This simplification reinforces the subordinate character of the side element and clarifies the overall composition of the dwelling.

Additional planting, including magnolia trees and reinforcement of existing hedgerows, is proposed to further soften views of the west elevation from the public footpath where it meets Bowden's Lane.

Design Rationale

The design has been developed taking full account of officer feedback received at the pre-application stage, ensuring that the proposals respond positively to the local context and planning guidance. The road-facing elevation has been carefully composed

to be consistent with the rural character of the area, while glazing has been positioned and sized to minimise solar gain and ensure comfortable internal conditions.

Designing the dwelling from the ground up has allowed the creation of a highly efficient, fabric-first building, incorporating high insulation standards, airtightness, efficient heating systems, and reduced operational energy demand. Sustainable drainage (SuDS) features have also been included to reduce water use on site, further supporting Newport's declared climate and ecological emergency.

The proposals integrate key principles of Passivhaus design – notably siting of glazing and allowance for considerable insulation around the entire envelope of the building. Solar panels on the south and west-facing roof pitches with battery storage, and an air source heat pump to deliver efficient and effective heating. Collectively, these measures ensure that the dwelling is both environmentally sustainable and energy-efficient, while providing a high-quality, comfortable home.

The design aims to minimise impact around the new dwelling. Maintaining existing soft landscaping and introducing a limited amount of new impermeable surfaces – the largest of which has been incorporated into the SuDS design.

4.3 Siting and Relationship with Castle View

The replacement dwelling is generally located on the footprint of the existing building, maintaining approximately 3 m separation from Castle View. The layout results in minimal encroachment further into the plot and allows continued use of the existing access, garage, and parking areas. The siting respects appropriate separation distances, provides private amenity space to the rear, and minimises visual intrusion from Bowden's Lane, ensuring the development sits comfortably within its context.

As shown on the accompanying site plans and figures below – Front elevations are aligned, providing a coherent street frontage. The rear projection of the replacement dwelling is also aligned with the rear projection of Castle View.

The ridge of the replacement dwelling is approximately 400 mm taller than the existing house and Castle View. However, the eaves have been lowered, helping to reduce overall massing and maintain a subordinate and proportionate appearance.



Figure 11

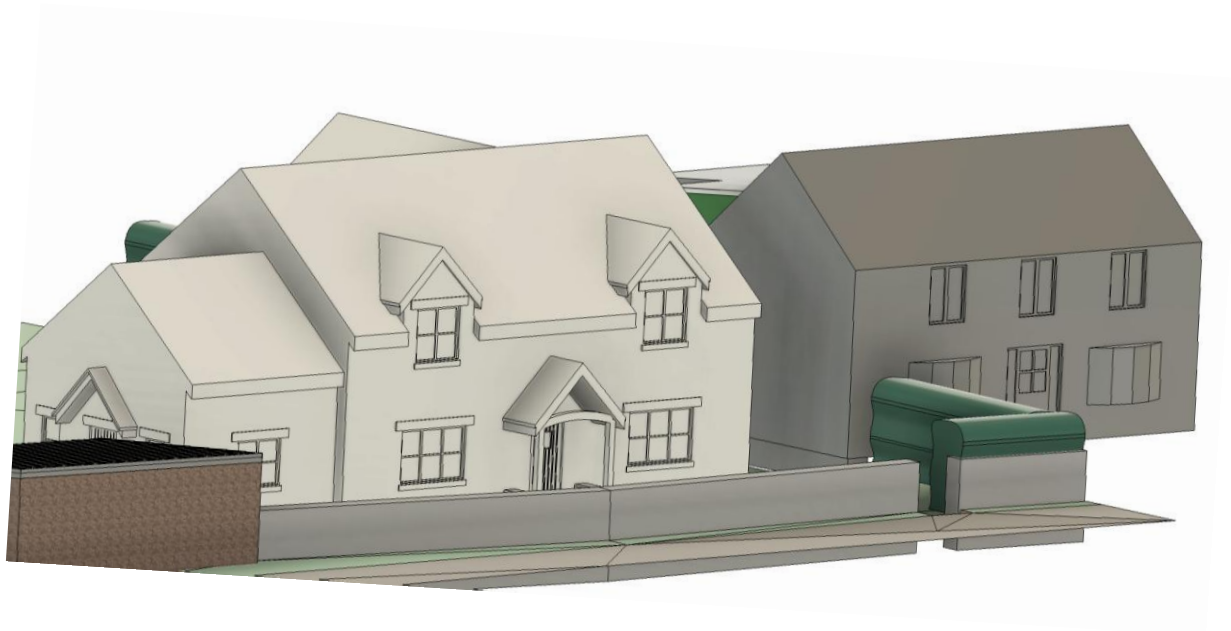


Figure 12

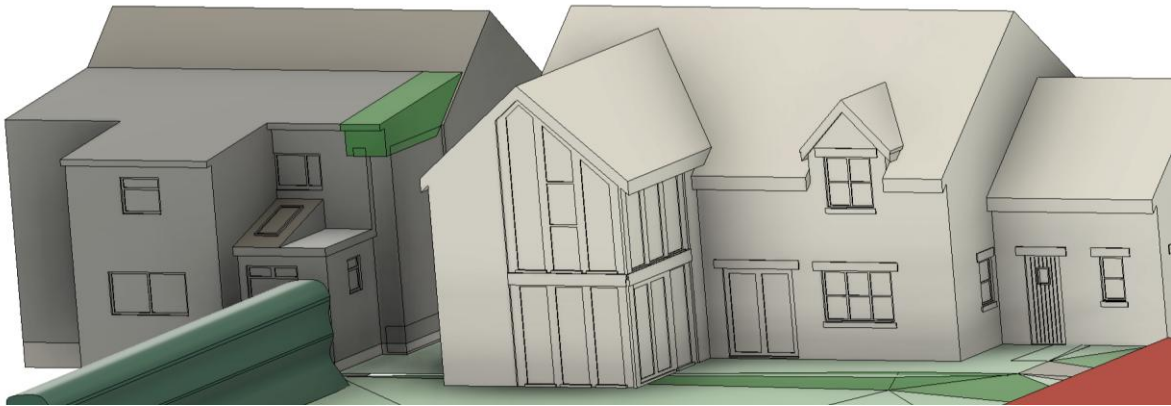


Figure 13

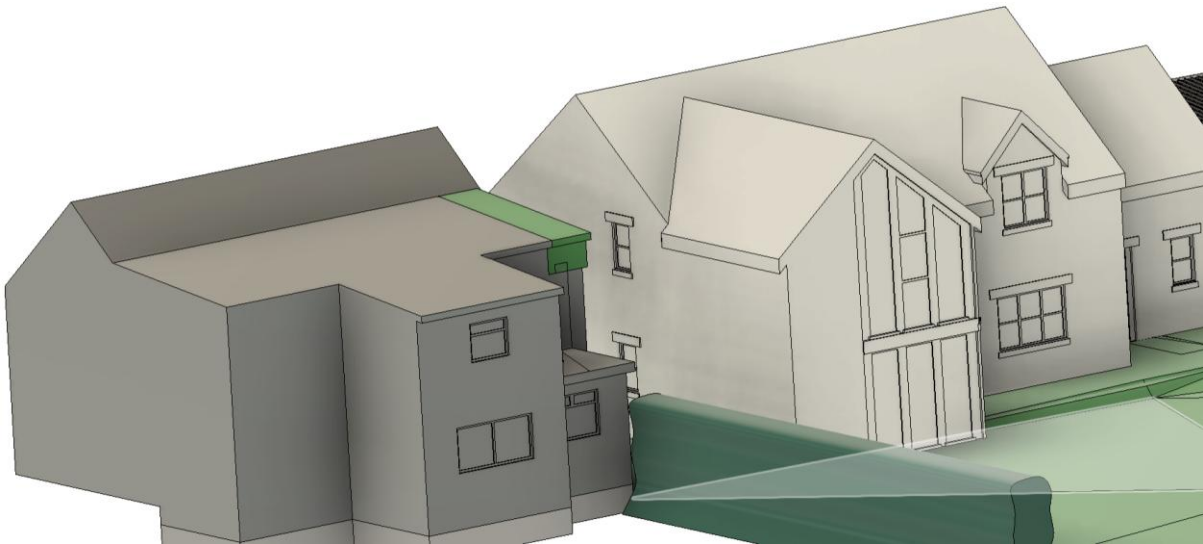


Figure 14

The proposed replacement dwelling has been designed in accordance with the general principles of good residential design set out in the Newport House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG), which amplifies the design expectations of the Newport Local Development Plan. The SPG highlights the importance of protecting neighbouring amenity, respecting local character and form, and ensuring developments relate appropriately to their surroundings.

In response to these objectives, the proposal has been located and proportioned to respect separation distances and minimise impact on adjacent properties, with careful consideration given to massing, scale, and roof form to avoid overbearing effects. The design approach also emphasises high-quality elevations and materials that respond positively to the rural context, in line with the SPG's emphasis on sympathetic design and visual amenity.

The proposed development does not adversely affect any rooms of Castle View with a protected right to light (as per House Extensions SPG daylight tests). Where windows are near the site boundary, any impact is negligible due to the separation between properties, the orientation of views, and the position of the sun at sunrise and sunset. The layout and scale of the replacement dwelling have been designed to ensure neighbouring daylight and sunlight levels are retained.

Further to the above, floorplans for Castle View below and confirmation from the current owners confirms no habitable rooms with 'right to light' will be affected by the proposed development.



Figure 15 - Castle View Ground Floor Floorplan

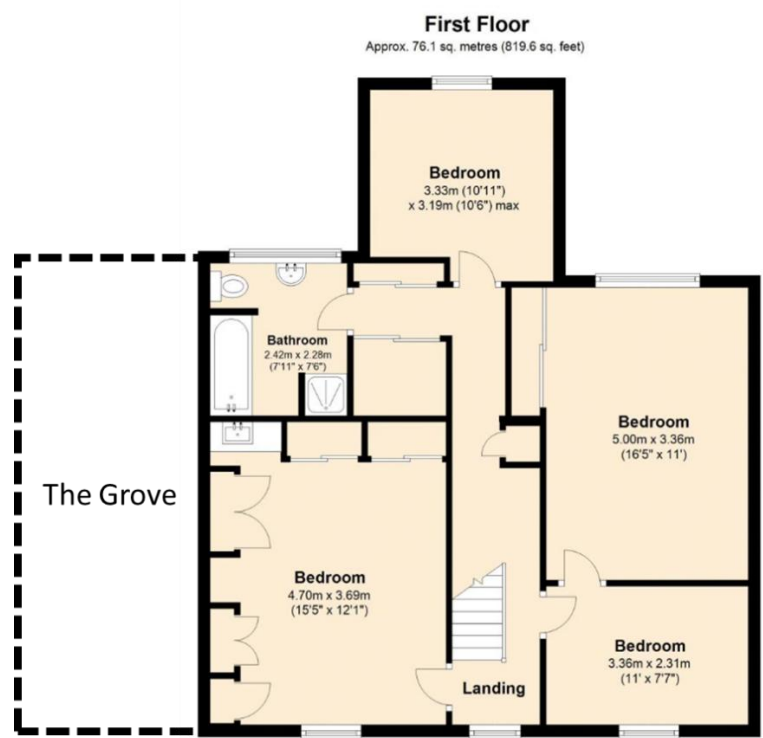


Figure 16 - Castle View 1st Floor Floorplan

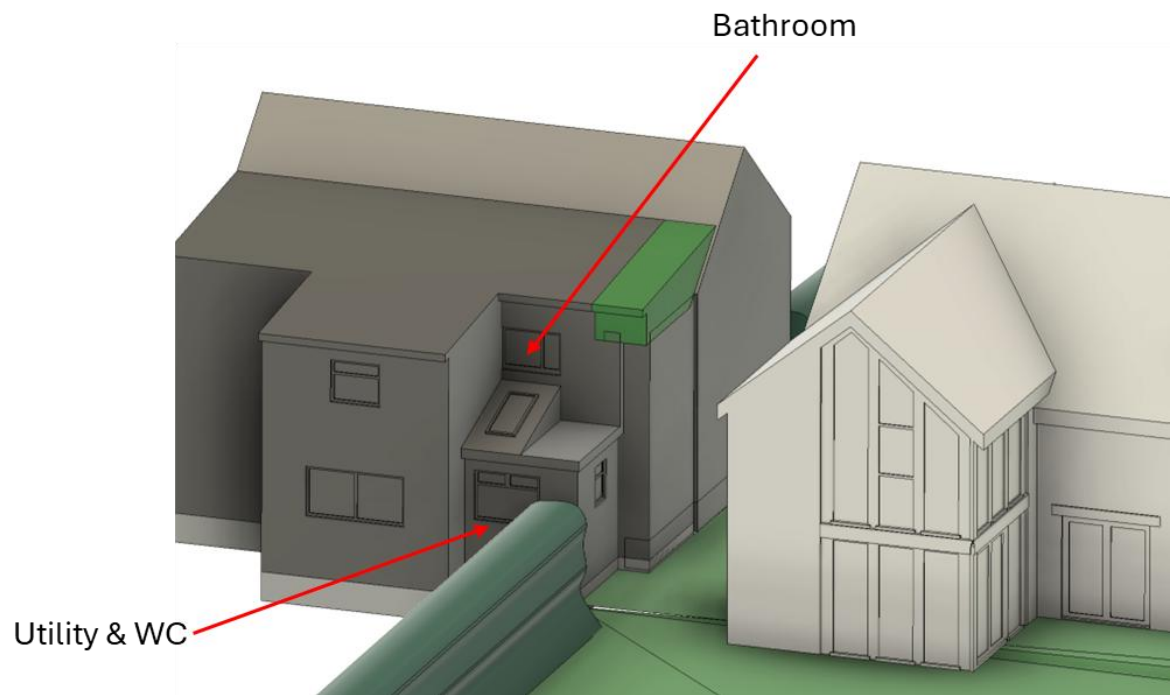


Figure 17

4.4 Party Wall Matters

All works affecting the shared boundary with Castle View will be conducted in full compliance with the Party Wall etc. Act 1996. The applicant will serve the requisite Party Wall Notice(s) in advance of commencement and, where required, a Party Wall Agreement (Award) will be put in place by suitably qualified surveyor(s). The works will be designed to ensure the structural stability, weatherproofing and long-term integrity of the adjoining property, with all necessary making-good undertaken in accordance with the provisions of the Act. Party wall matters will be addressed separately from the planning process and prior to the commencement of development.

Making Good

The adjoining property will be appropriately protected and made good as part of the proposed works. The shared party wall is a substantial, loadbearing natural stone wall, and all works will be carefully designed to maintain its structural integrity. The exposed wall will be repaired and made good to form a durable external wall to the adjoining property, including the application of a render finish to match the existing appearance of the neighbour's house.

The precise scope and specification of any making-good works, including any works to foundations or localised underpinning where required, will be informed by a detailed condition and structural survey of the neighbouring property, consultation with the appointed structural engineer and contractor, and agreement with the adjoining owner through the Party Wall process.

The proposed works also provide opportunity to rationalise and improve the existing roof junction where the gable meets sections of the neighbouring flat and pitched roofs, simplifying the detail to improve weathering performance and long-term durability, while delivering an enhanced and more coherent architectural resolution.



Figure 18 - Existing Roof Junction

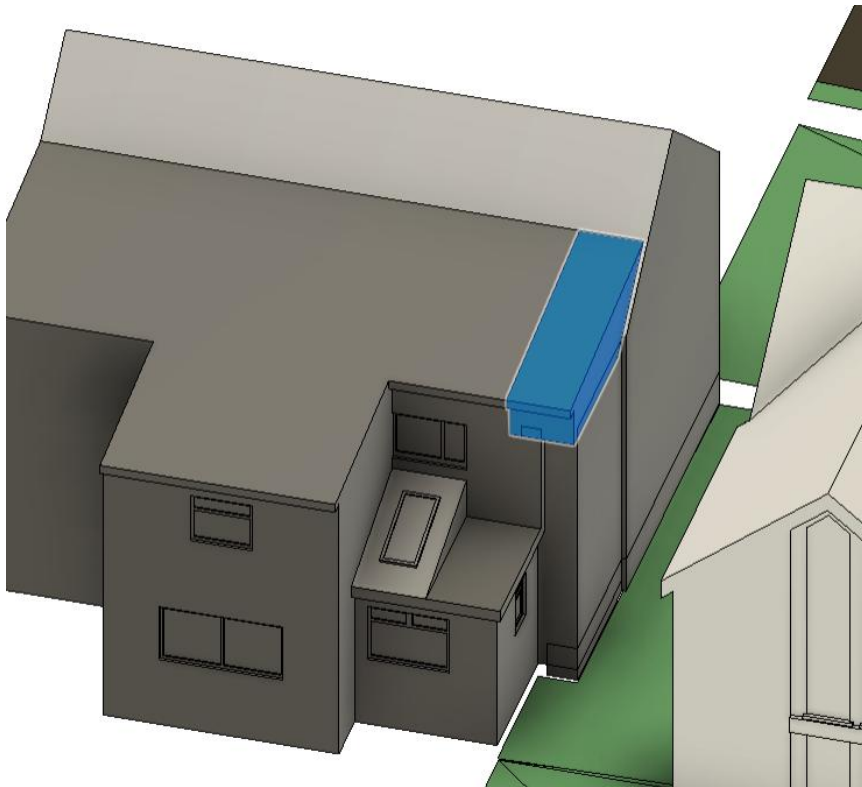


Figure 19 – Castle View Made Good Roof

4.5 SuDS

The proposed development exceeds 100m² and therefore requires approval from the Sustainable Drainage Approval Body (SAB). A separate SAB application is being submitted in support of the development. The drainage strategy has been developed in consultation with the SAB following a recent pre-application meeting, at which the principle of the approach was agreed to be appropriate. Surface water will be managed on site through a combination of attenuation and rainwater harvesting for reuse on site, supplemented by soakaway infiltration. The scheme is designed to ensure a zero surface water runoff rate from the site, in accordance with current SuDS requirements.

Principal features of the SuDS strategy are captured on accompanying Site and Landscape Plans.

4.6 Services

The existing potable water and electrical connections are available and suitable for reuse.

Foul drainage is currently served by a shared septic tank with Castle View, which will be retained for as long as it continues to serve that property. However, a new package treatment plant and associated drainage field were installed under planning permission 21/0865 to serve the approved tourist accommodation. This system was specifically located and sized to allow for future connection of the main dwelling, and the replacement house will be connected to this treatment plant as part of the proposed development.

5. Landscape, Trees and Green Infrastructure

5.1 Landscape

Further details of the proposed planting and landscape arrangements are shown on the submitted Landscape Plan, which should be viewed in conjunction with this statement.

The proposed development has been designed to minimise its impact on the existing landscape character of the site, recognising that the gardens are already mature and largely unaffected by the development. As such, there is limited scope and no need for extensive new landscaping works.

Existing lawned areas will be retained wherever possible. A new section of lawn will be laid in the gap created by detaching the property.

The introduction of non-permeable surfaces has been kept to an absolute minimum and is limited to essential areas only, including a narrow walkway around parts of the dwelling and small, defined patio areas. One of these patios will sit above a large rainwater harvesting/attenuation tank. This approach helps to maintain the existing soft landscape character and supports sustainable drainage.

Planting previously approved under planning application 21/0865, but not implemented due to the 2025 drought conditions, will now be completed. In addition, a new wildflower area is proposed to enhance biodiversity and visual interest within the garden. Native species trees will be planted within the existing hedgerows to the north of the site, helping to further soften views from this direction and reinforce the established landscape framework.

Existing boundaries and most existing soft landscape features will be retained, and measures will be taken during construction to protect existing lawns, hedgerows, and planting, ensuring damage is minimised.

The development proposal, as presented on the plans, would have no recognisable adverse impact upon the landscape setting and seeks to maintain the mature, rural vernacular.

5.2 Boundary Treatments

A short section of garden wall along Bowden's Lane adjacent to the recently built garage has not yet been moved but is required to deliver the full visibility splays. This will be completed as part of this development. The majority of the stone walling along Bowden's Lane will be retained, creating an immediate, mature setting for the rebuild.

All other boundaries on site will be retained and enhanced with additional planting where the summer drought has hampered growth.

The new section of boundary with Castle View will be formed by the existing party wall once rendered. The hedges either side will be retained and are unaffected by the works. The short section of existing timber fence either side will be refreshed/replaced as required. The intention is to retain the mature, attractive boundary already in place. See images below.

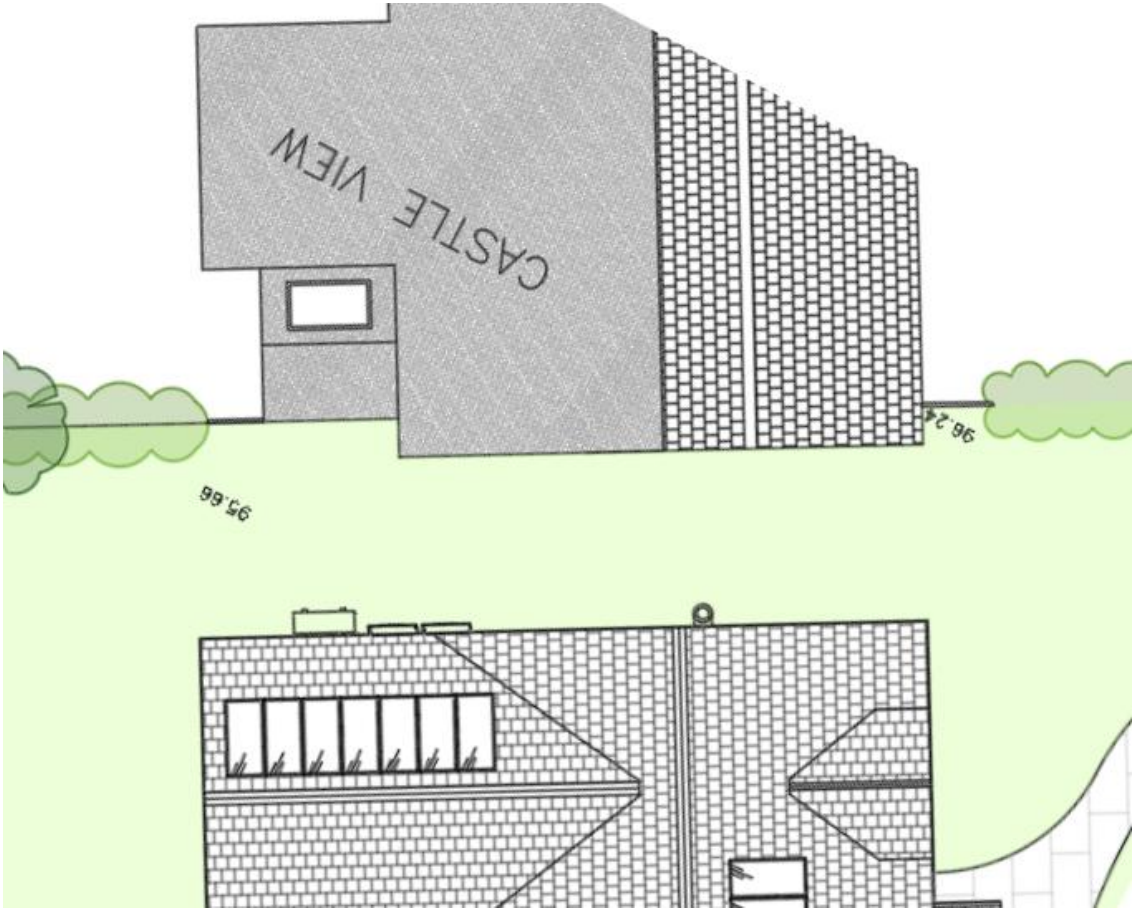


Figure 20

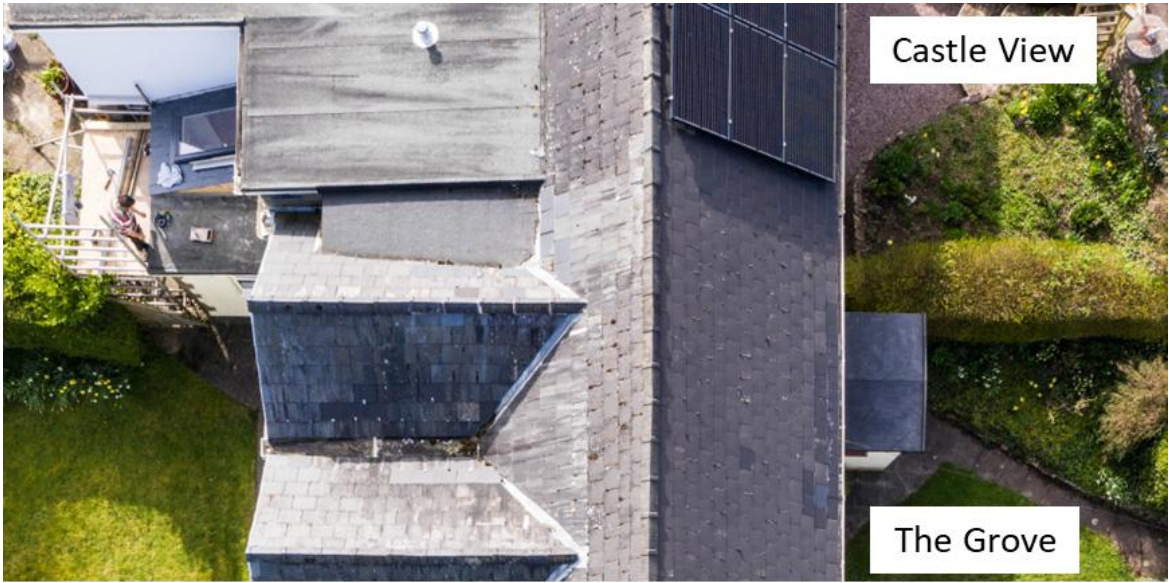


Figure 21 – Existing Boundary



Figure 22

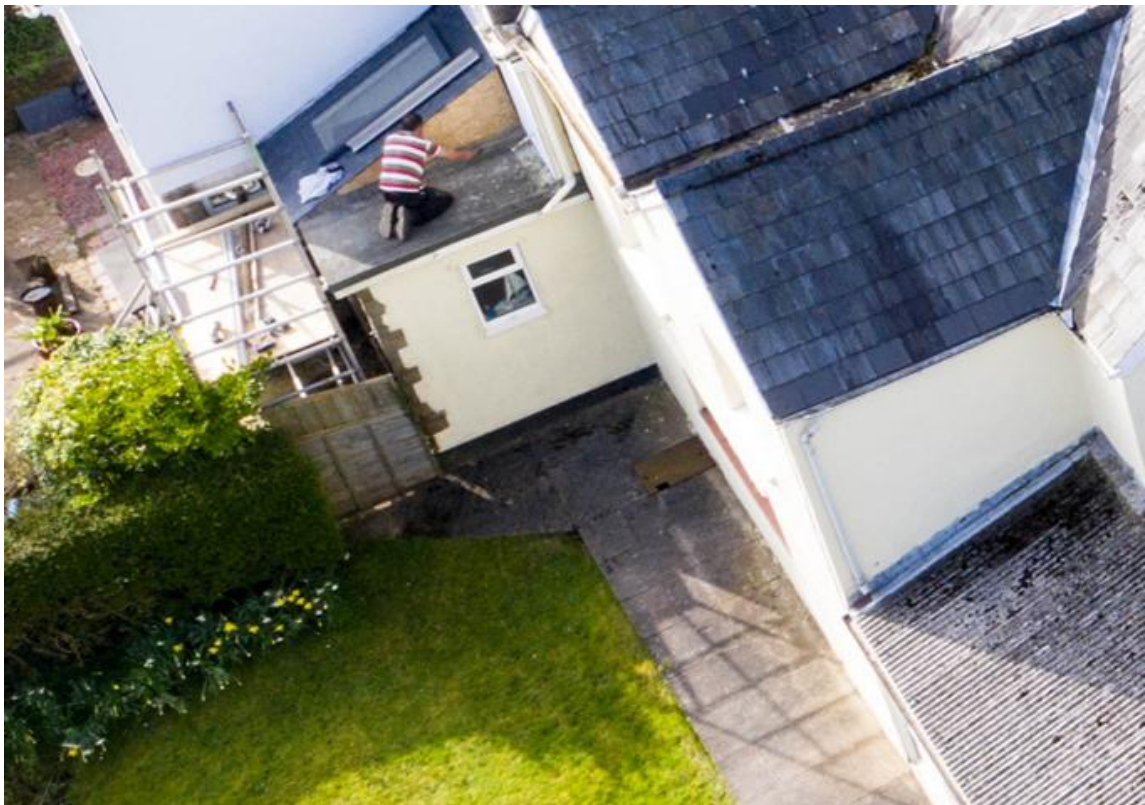


Figure 23

5.3 Trees

Appointed arboriculturist, Steve Clarke BSc (Hons) Env Sci, MICFor, MArborA conducted a BS5837:2012 tree survey and arboricultural impact assessment. The following documents accompany the application:

- Arboricultural Impact Assessment
- Tree Protection Plan
- Tree Constraints Plan
- Arboricultural Impact Drawing
- Shade Diagram

The development has been informed by tree constraints, not vice versa. RPAs are consistent across all drawings and the TPO Beech is clearly identified and suitable protection measures proposed.

5.4 Green Infrastructure

The proposals will deliver a measurable net gain in the site's Green Infrastructure through native planting, biodiversity enhancements and sustainable drainage design.

A Green Infrastructure Statement accompanies the application and demonstrates how a step-wise approach has been taken in accordance with the aims and objectives of Policy SP5 and PPW 12.

6. Ecology

A number of ecological surveys have been undertaken over the past 4 years. Most recently a preliminary bat roost assessment and nesting bird survey of the main dwellinghouse was undertaken by Smart Ecology Ltd.

The assessment found the building to have negligible suitability for nesting birds and negligible suitability for roosting bats during the active and hibernation periods.

In accordance with the Wildlife and Development SPG the proposed development aims to:

- Avoid unnecessary loss of habitat;
- Incorporate biodiversity enhancements where appropriate, &;
- Comply with Policy GP5 and PPW requirements.

The updated Preliminary Bat Roost Assessment confirms negligible bat roosting and nesting bird potential, and that no further survey effort is required, fully addressing the ecological advice given at pre-application stage.

7. Access

As part of application 21/0865 considerable improvement was made to the site access. This already established access, parking and turning area will be retained.

Parking for three vehicles is provided and EV charging provision is now also included in accordance with policy.

An existing garage, also built under 21/0865, provides storage for bicycles and bins/recycling.

8. Temporary Accommodation

During the construction period, while the main dwelling is unavailable for occupation, it is the applicant's intention to reside temporarily within the approved tourist accommodation on the site. This arrangement will be strictly short-term and limited to the period reasonably necessary to complete the build, after which the unit will revert to its approved use in accordance with Planning Approval 21/0865, Condition 2.

The applicant would welcome the imposition of a suitably worded condition limiting the period of temporary occupation to ensure that the principle controls afforded through consent reference 21/0865 are fully maintained, while providing an appropriate and practical means of meeting the temporary accommodation requirement during the construction phase. A period of no more than 24 months from the date of permission is considered reasonable, reflecting the anticipated build programme.

For clarity, an example condition could read as follows:

“Notwithstanding Condition 2 of planning permission 21/0865, the existing holiday let unit may be occupied as a temporary unit of residential accommodation solely for the owner for the duration of the works approved under this permission, and for no more than 24 months from the date of this decision, after which the restrictions in Condition 2 shall reapply.”

In the absence of this temporary arrangement, the holiday unit would be left unoccupied during construction, as there would be little appetite to let the unit while significant building works are ongoing. As an alternative, separate temporary accommodation would be required on site, most likely in the form of a large static caravan positioned adjacent to the road under Part 4 of the GPDO. This would be more

visually prominent and would detract to a far greater extent from the character and appearance of the locality than the proposed temporary use of the existing building.

9. Planning Policy

Planning Policy Wales

The development has been designed in accordance with the principles set out in Planning Policy Wales, ensuring that the replacement dwelling is sustainable, contextually appropriate, and contributes positively to the character of the area. The proposal balances social, economic, and environmental considerations central to Welsh planning policy.

TAN 12: Design

The scheme responds to Technical Advice Note 12: Design by promoting high-quality, locally responsive design. The scale, form, materials, and fenestration have been carefully considered to create a dwelling that integrates with its rural setting while providing a modern, functional, and energy-efficient home.

Well-being of Future Generations (Wales) Act 2015

The design supports the objectives of the Well-being of Future Generations (Wales) Act 2015, incorporating sustainable construction methods, high levels of energy efficiency, low operational carbon, and measures such as SuDS and renewable energy generation. These features ensure long-term environmental resilience and contribute to the health and well-being of future occupants.

Newport Local Development Plan 2011–2026

- **SP1 – Sustainability:** Achieved through a fabric-first approach, energy-efficient systems, and renewable energy technologies, reducing operational energy demand and carbon emissions.
- **SP5 – Countryside:** The dwelling respects the rural character of the site, minimises visual intrusion, and sits comfortably within its landscape context.
- **GP2 – General Amenity:** Neighbouring amenity is safeguarded by maintaining appropriate separation distances, orientation, and privacy, while minimising overshadowing or overlooking.
- **GP4 – Highways and Accessibility:** Existing access and circulation arrangements are retained to ensure safe and convenient vehicular and pedestrian movement.
- **GP5 – Natural Environment:** Sustainable drainage systems, careful landscaping, and retention of key natural features protect and enhance the local environment.

- **GP6 – Quality of Design:** The dwelling exhibits high-quality architectural design through careful consideration of scale, proportion, materials, and detailing, creating a building that responds positively to its context.
- **GP7 – General Development Principles:** The proposal complies with the Council's general development principles by ensuring the development is compatible with the surrounding area, minimises impacts on neighbouring properties, and promotes sustainable, safe, and efficient land use.
- **H12 – Replacement Dwellings in the Countryside:** The replacement dwelling is sited on the footprint of the existing building, maintains appropriate separation from neighbouring properties, and provides a form and scale appropriate to its rural setting.
- **T4 – Parking:** Existing arrangements are retained, providing sufficient on-site parking in line with the Council's standards, ensuring safe and convenient access for residents and visitors.

10. Conclusion

This Design Statement has demonstrated that the proposed demolition of the existing dwelling at The Grove and its replacement with a detached two-storey dwelling has been carefully conceived and refined in direct response to pre-application advice from Newport City Council.

The amended proposal delivers a clear improvement over the existing building in terms of design quality, residential amenity, sustainability, and environmental performance. While modestly exceeding the 30% guideline referenced within Policy H12, the increase in volume has been deliberately controlled and mitigated through reductions in massing, lowered eaves, simplified form, and sensitive siting. As a result, the development does not give rise to any unacceptable visual, landscape, or amenity impacts and remains appropriate to its rural context.

The replacement dwelling respects the character of Penhow and Bowden's Lane, responds positively to the established pattern of development, and maintains a coherent relationship with the adjoining property, Castle View. Careful consideration has been given to separation distances, outlook, privacy, and daylight, ensuring that neighbouring amenity is fully protected. The detachment of the dwelling further improves residential conditions for both properties.

The proposal has been informed by detailed landscape, arboricultural, ecological, and drainage assessments. Existing trees, boundaries, and landscape features are largely retained and protected, with targeted enhancements proposed to strengthen biodiversity and green infrastructure. Sustainable drainage measures ensure a zero surface water runoff rate, and the development supports Newport's climate and ecological objectives through a fabric-first approach, renewable energy generation, and low-carbon heating.

Overall, the scheme represents a high-quality replacement dwelling that accords with the principles of Planning Policy Wales, TAN 12, the Well-being of Future Generations (Wales) Act 2015, and the relevant policies of the Newport Local Development Plan. It constitutes a sustainable, contextually appropriate form of development that enhances the site and its setting.

For these reasons, the proposal is respectfully submitted for approval.