

1. Introduction

This Planning Statement supports a **retrospective full planning application** for the enlargement of an existing raised balcony at the rear of **22 Beechwood Crescent, Newport**. The works were undertaken between **9 June 2025** and **30 June 2025**.

The applicant, **Mr Graham Willis**, has appointed **Michael Harris (MTRH Drafting Services)** as agent.

2. Site and Surrounding Area

22 Beechwood Crescent is located within an established residential area characterised by **sloping land**, resulting in elevated rear garden levels and raised balconies being a **long-standing and common feature** of the street.

Key contextual points:

- The property has **always had a raised balcony**, originally projecting **2.0m** from the rear elevation.
- Neighbouring properties also have **historic raised balconies**, creating a pattern of mutual overlooking.
- The site is not constrained by ecology, flood risk, heritage, or landscape designations.
- No trees, hedges, or habitats are affected.

This is a typical suburban domestic setting with low environmental sensitivity.

3. Description of Development

The proposal seeks retrospective permission for the enlargement of the existing raised balcony.

Original balcony dimensions:

- **Projection:** 2.0m
- **Width:** approx. 4.0m

Enlarged balcony dimensions:

- **Projection:** 4.2m
- **Width:** approx. 6.0m

Change:

- **+2.2m projection**
- **+2m width**

The balcony remains fully within the residential curtilage. External materials match the existing dwelling:

- Cream/off-white render
- Timber balustrades

No changes are proposed to drainage, access, parking, or land use.

4. Planning Policy Context

The proposal has been assessed against:

- **Planning Policy Wales (PPW)**
- **Future Wales: The National Plan 2040**
- **Newport Local Development Plan (LDP)**

Key considerations relate to:

- Residential amenity
- Overlooking and privacy
- Character and appearance
- Scale and proportion
- Impact on neighbouring properties

5. Design and Visual Impact

The enlarged balcony:

- Is visually consistent with the dwelling
- Reflects the established pattern of raised balconies along the street
- Uses matching materials
- Remains proportionate to the scale of the house
- Does not appear overbearing or incongruous

Given the sloping topography and prevalence of elevated platforms, the balcony does not introduce harmful visual impacts.

6. Residential Amenity Assessment

6.1 Existing Overlooking Baseline

The original 2m balcony already created elevated views due to:

- The natural slope of the land

- The raised position of the rear garden
- The presence of **similar raised balconies** at neighbouring properties

Overlooking is therefore **long-established and mutual**.

6.2 Boundary Distances

The enlarged balcony sits:

- **1.8m from one boundary**
- **4.2m from the other**

These distances ensure:

- No unacceptable loss of privacy
- No overbearing impact
- No overshadowing
- No unreasonable proximity to neighbouring private amenity areas

6.3 Impact of Enlargement

While the projection has increased by **2.2m**, the following factors ensure no harmful amenity impact:

- Overlooking already existed from the original balcony.
- Neighbouring properties also overlook each other from raised platforms.
- The sloping land means elevated views are inherent regardless of balcony size.
- Boundary distances remain typical for suburban gardens.
- Any lateral views can be mitigated with a privacy screen if required.

The enlargement does **not introduce new overlooking**, but simply extends an existing elevated space within an established pattern of mutual visibility.

7. Biodiversity and Environmental Considerations

The application confirms:

- No vegetation removed
- No habitats affected
- No protected species present
- Development entirely within residential curtilage

BNG does **not apply in Wales** to minor domestic works of this nature.

8. Flood Risk and Drainage

The site is not within a flood zone and is not near a watercourse. Surface water continues to drain via existing arrangements (soakaway). No changes to foul drainage are proposed.

9. Planning Merits and Justification

The proposal is acceptable because:

- The property has **always had a raised balcony**, and neighbouring properties do too.
- The sloping land creates **natural overlooking**, reducing the significance of the enlargement.
- Boundary distances remain appropriate.
- The design is in keeping with the dwelling and wider area.
- No harm arises to residential amenity, character, ecology, or drainage.
- The development is proportionate and visually coherent.

The enlarged balcony does **not result in any unacceptable planning harm** and is fully capable of being supported.

10. Conclusion

This Planning Statement demonstrates that the enlarged raised balcony at 22 Beechwood Crescent is:

- Appropriate in scale
- Respectful of neighbouring amenity
- Consistent with the established character of the area
- Compliant with relevant planning policy
- Free from environmental or technical constraints

The Local Planning Authority is therefore respectfully requested to **grant retrospective planning permission**.