

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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9th November 2025.

Planning Dept.,
Newport City Council
Civic Centre,
Newport.

PROPOSED FIRST FLOOR EXTENSION TO– STONEWELL, LOWER ROAD, LLANDEVAUD

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a planning application relating to the above property.

00 -BACKGROUND –

The proposed intention remain unchanged from the original planning submission, 25/0241, which was refused on 15th May 2025. Grant Hawkins was the case officer.

The pre-app design is near identical as the plans submitted with this application. The Pre-app was determined by Grant Hawkins on 9th September 2025.

01 -PROPOSED

1. The proposed dormers are an improvement on the 25/0241 scheme. The dormers in the application are to be rendered. The roof tiles and joinery are to be replaced and installed with a grey colour.
2. The gables are also rendered. There is already a small section of render to the front elevation. The new render will match the existing section of render, except all will be painted white.
3. The pre-app concluded that there were no issues with the overall volume. A number of nearby properties have already been converted, in a similar manner, to dormer bungalows similar to this proposed scheme.

COMPANY NUMBER 16140564



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4. The previous application had objections from the occupants of the property named Myrtle Cottage to the rear. The aerial photograph below shows the location of Myrtle Cottage
 - i. Myrtle Cottage is set within a generous sized plot. The property benefits from gardens to the front, rear and side.
 - ii. Myrtle Cottage is elevated above Stonewell. Any privacy and/or overlooking would, if it were present, be detrimental to Stonewell. Although it must be stated that the distance being 26.5m, the orientation and on-site elements determine that no overlooking exists.
 - iii. There is a planted boundary which maintains privacy to Stonewell. Myrtle Cottage also has planting.
 - iv. The properties are not fully in line; you will note that Myrtle Cottage is slightly off centre and would not directly face the proposed first floor.
 - v. The dormer window is small, low and with it's matching materials would blend into the main building structure. It should be noted that the vast majority of properties within the UK have windows facing neighbouring houses. Most have lesser window to window distances, and most are on the same topographical level, face one another directly and have direct uninterrupted visual lines of sight – without vegetation breaking the view.



Plate 1 – aerial view showing Myrtle Cottage to rear.

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02 - LOCATION / PARKING –

The application site is situated in quite area. The parking area will not be impacted. The property currently has 3 bedrooms. Therefore, the require number of parking spaces remains unchanged.

03 - REFUGE / RECYCLE STORAGE-

There is ample space to store refuse bin and recycle bin within the curtilage.

04 - ECOLOGY –

The application includes a Green Infrastructure Statement – which is included as a separate document.



Plate 2 – Proposed Front Elevation.

I trust that this application can be assessed in the same manner as the recent Pre-app. I feel that it would be beneficial if the same planning officer were to determine the application. If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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