

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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8th August 2026.

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

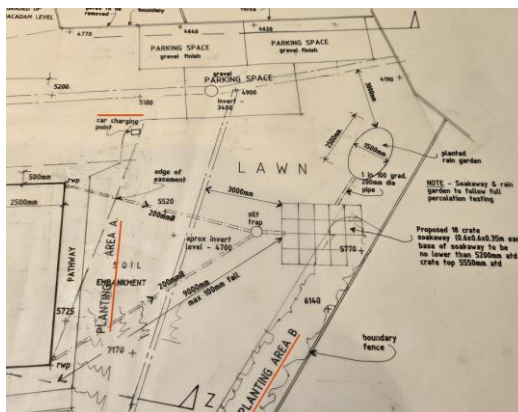
Your Ref – 25/1043.

**SUB-DIVISION OF PLOT TO CREATE DWELLING TO REAR –
LAND TO THE REAR OF - 29, ROBERTSON WAY, MALPAS, NEWPORT. NP20 6QG.**

**ADDITIONAL DESIGN STATEMENT INCLUDING –
LANDSCAPE & GREEN INFRASTRUCTURE STATEMENT-**

Dear Sir/Madam,

1. The proposed is to construct a two-storey dwelling with associated parking.
2. The property is located in a semi-urban area. There are trees and bushes in the immediate vicinity. Th plot is adjoining an area of land that is wooded and not developed.
3. The dwelling will have good sized garden areas. The plot is a sloping site.



COMPANY NUMBER 16140564



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4. The areas that are not parking/turning will be mainly laid to lawn. The embankment alongside the dwelling will be a planted area; there will be low level flowering plants. This area would have annuals and rose bushes, lavender and fuchsia etc. The plan shows this as Planting Area A.

Planting Area A will also include a mix of

- Liriope muscari - a clump-forming evergreen perennial valued for its grass-like foliage, late-summer purple flower spikes, and exceptional toughness.
- Helleborus orientalis, commonly known as the Lenten rose, is a hardy, evergreen perennial valued for its winter–spring flowering period and its ability to thrive in shaded, humus-rich soils
- These plants will be ideal for the location, as the area will have increased shadow. These are widely used as ground cover, edging, or underplanting in UK gardens, including shaded Newport borders.



5. The boundary fence to the East / 31, Robertson Way will be planted with a mix of - Hebe Mette, Pieris japonica ‘Flaming Silver’, Hydrangea paniculata ‘Phantom’, interspersed with Lavender Angustifolia Hidcote. It would be anticipated that a planted bed with a dimension of approx. 1.8m (parallel to the fence) will create a pleasant backdrop when viewed from the house and parking area. This planting area would be less altered, compared to the embankment planting. The plans show this as Planting Area B.
6. The overall site, apart from pathways and parking/turning areas will be laid to lawn.
7. The boundary fence between the site and 31, Robertson Way will remain – see photo below. Planting Area B will be in front of the fence shown in the photograph. See photo below.

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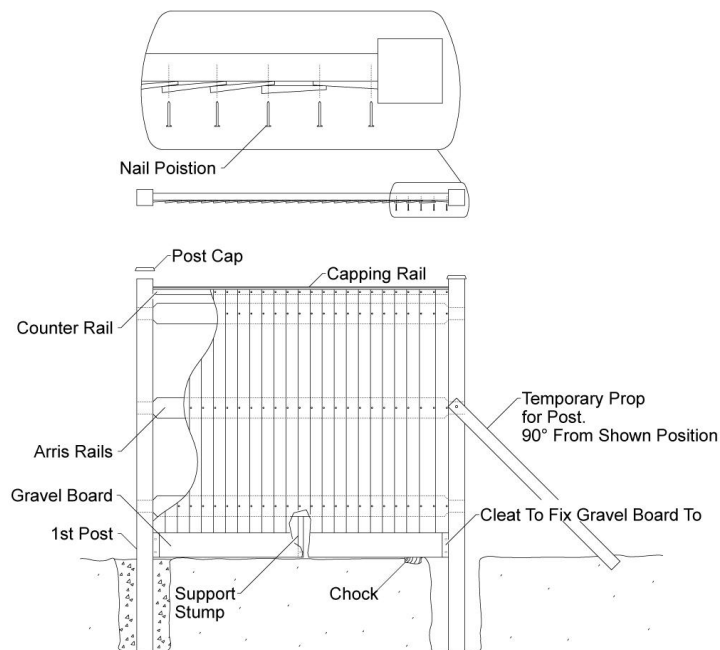
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The proposed boundary fence between the site and 27, Robertson Way will also be the same fence type. The fence will be stepped alongside the retaining wall and boundary due to the topography of the site. The fence will not exceed 2m high and thus will fall under Permitted Development.

The proposed site division, between the new dwelling and the existing dwelling will be the same type of fence. See photo below –



8. The photograph above shows the existing featheredge board fencing. The proposed fences will match. Their heights will vary, due to the topography of the land, however they will not exceed 2.0m high.



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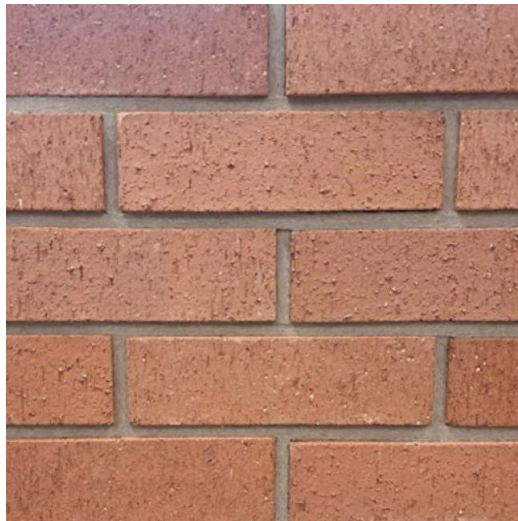
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9. The front boundary and original access/egress point are to be bounded by a red facing brick wall. The bricks will be, as with the dwelling, “ET Clay New Buxton red Dragwire” bricks. A sample board shall be submitted for approval. See photos below –



The driveway will have an electric gate. Details, swing, size and specification are shown on KD1989/1F.

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10. The Welsh Government issued updated Chapter 6 National Planning Policy Guidance in of Planning Policy Wales. The updated policy guidance recognises the value of green infrastructure within the built environment.

11. *“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.*

In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi- functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”

	Description	Assessment	Enhancement / Harm	Maintenance	Benefit
1	Bird Boxes (see below)	Positive	Bird nesting location provided	Low	Significant net benefits
2	Planting (incl pollinators)	Positive	Bird and Insect	Medium	Significant net benefits

7. The side elevation shows the bird boxes.

8. The Easterly facing boxes are approx. 4.3m and 5.0m high and is suitably sheltered not cause overheating within the boxes.

9. Bird Boxes to be of natural, untreated wood. Specifically, rot-resistant woods like cedar, redwood, or cypress that are at least 3/4-inch thick are highly recommended. These materials provide excellent insulation, durability, and a natural environment that birds prefer.

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Standard Bird Box

Assessing impacts on habitats and species



Swallow Type Bird Box

Using DECCA



Conclusion

This documents to be read in conjunction with other documents that form part of the application. By date it will superseded previous documents.

Kerin Dorrington

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

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