



HERRICK DESIGN CO.  
ARCHITECTURAL SERVICES

## **Design, Access & Green Infrastructure Statement**

### **A Proposed Replacement Oak Frame Open-Fronted Porch**

Daycroft, Green Street, Redwick, Newport, NP26 3DZ

July 2025

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## 1.0 Summary

This statement has been produced in support of, and to provide further information regarding the Householder planning application for the erection of a replacement porch at Daycroft, Green Street, Redwick, Newport, NP26 3DZ.

The applicant is seeking planning permission to remove an existing enclosed porch of masonry construction and replace it with an oak frame, open-fronted porch.

## 2.0 Site Description and Context

*Easting: 341516 Northing: 184485 Grid Reference: ST415844*

Daycroft is located on the outskirts of the village of Redwick at the Northern and Eastern approaches. It is set within a large plot, set back some distance from the highway and well screened by a multitude of dense and mature native and ornamental trees. It is bound by Greenstreet to the North, open pasture to the East and South, and Laurel House and Shop Row to the West.

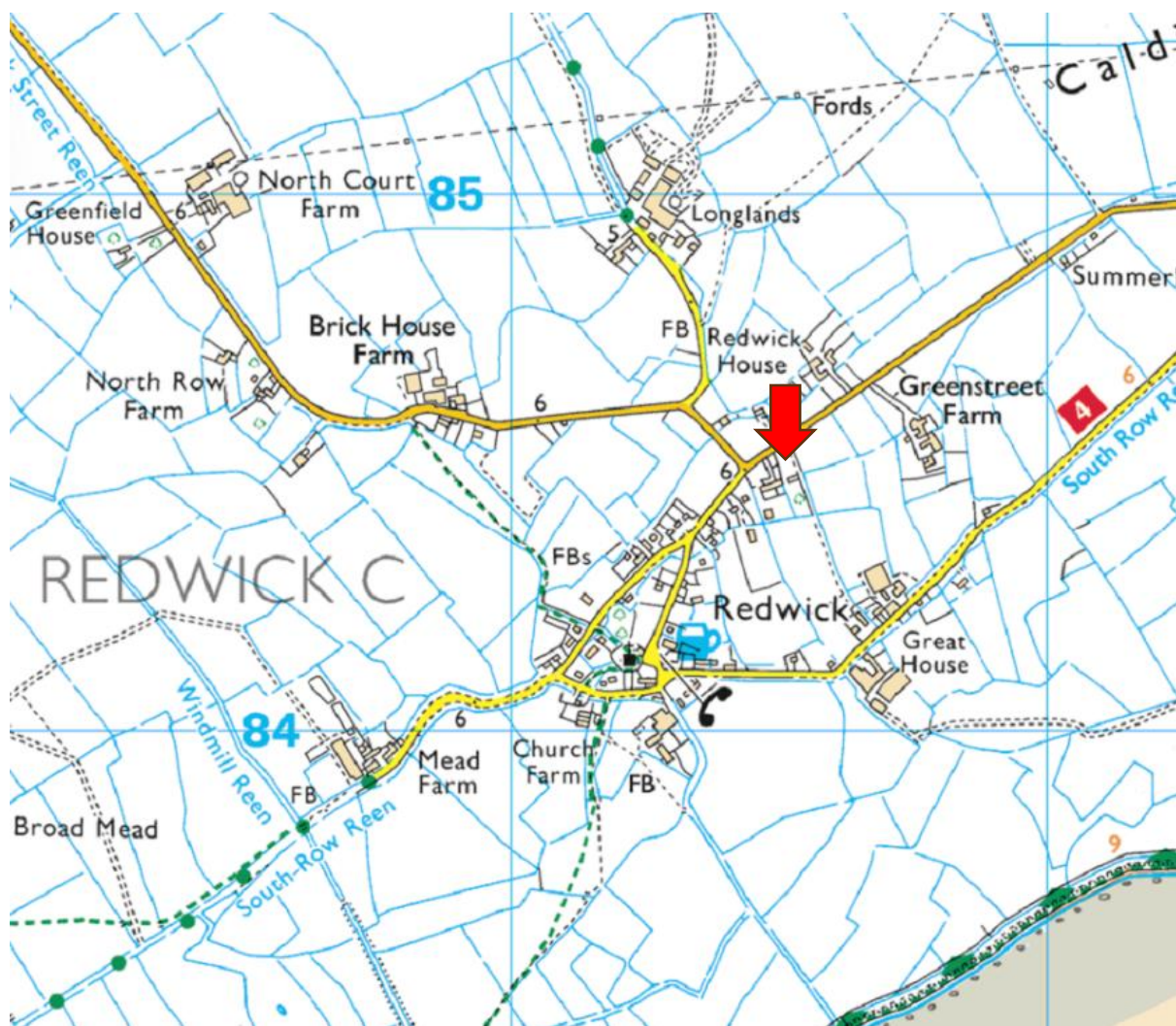


Fig 1: OS Site Map (Not to Scale)

### 3.0 Planning Context

Various previous planning consents for the existing property include;

**20/0079** – Erection of Single Storey Rear Extension Forming Sunroom. *Granted (26.03.2020)*

**18/1003** – Various Works to Trees in Conservation Area and Felling of Hawthorn and Willow Tree. *Granted (08.11.2018)*

**05/0063** – Erection of Stables with Accommodation at First Floor. *Granted (04.07.2005)*

**04/1533** – Felling of Willow, Ash, Rowan, Alder, Poplar and Damson; Pollarding and Repollarding of Willows all Protected by the Redwick Conservation Area. *Granted (05.11.2004)*

**91/1387** – Two-storey Side Extension. *Granted (23.04.1992)*

### 4.0 Planning Policy

The proposals have been considered against the development criteria and planning policy relevant to the site and is considered to comply fully with the provisions set therein. The following section provides a summary of the key policies and relevant guidance that has informed the development of the proposals, whilst also communicating the proposed extensions consideration of national and local planning policies as defined primarily, but not exhaustively, by the Newport Local Development Plan 2011-2026 Adopted January 2015, Supplementary Planning Guidance (SPG) for House Extensions and Domestic Outbuildings (January 2020) and the overarching policies of the Planning Policy Wales (PPW) Edition 11 February 2021, Future Wales - The National Plan 2040, Key policies from the Newport Local Development Plan 2011-2026 that have informed the proposals include:

#### Policy CE7 – Conservation Area

The site lies on the Eastern fringe of the Redwick Conservation Area (Figure 2). Daycroft itself, whilst not grade listed, has an attractive frontage demonstrating the low and long forms of pre-industrial development, a typical characteristic of the local vernacular. The proposed replacement porch has a visual subordination to the main dwelling, similar to that of the existing. The open-fronted oak frame arrangement reduces the visual mass and maintains unobtrusiveness, whilst the proposed materials enhance the rural character and further anchor the host dwelling within the context of the conservation area. Similarly to Policy SP8 and SP5, this demonstrates the proposals are of a high standard of design and do not adversely affect the townscape and heritage assets of the conservation area.

#### Policy SP8 – Special Landscape Areas

The site is within the designated Special Landscape Area (SLA) of the Caldicot Levels. It is considered that the design of proposed porch contributes positively to the area through high quality design and does not negatively impact or affect the intrinsic character, quality, features or conservation value of the SLA.

### **Policy SP5 – Countryside**

The site, although on the fringe of a village, can be considered typical rural countryside, and is bound by open pasture to the East and South. The proposed porch accords to Policy SP5 as the use is appropriate within an existing residential curtilage. The proposals are appropriate in scale and design and respect the landscape character of the immediate and surrounding area.

### **Policy GP2 – General Amenity**

Due to the detached and densely screened location of the property, with no neighbours in close proximity, it is not considered that the proposal would have a detrimental impact on neighbouring amenity. The replacement porch is largely of the scale and positioning of the existing to be removed and therefore considered to have no detrimental impact on visual amenity.

### **Policy GP5 – Natural Environment**

As the proposals are for a replacement domestic porch of a similar size and form, it is not considered to have any negative impacts on local biodiversity, adverse effects on areas of nature conservation or unacceptable impacts on the landscape quality. Nevertheless, the development gives opportunity to encourage greater biodiversity as outlined in Section 6.

### **Policy GP6 – Quality of Design**

Although policy and the SPG state that wherever possible, extensions should be built on the rear or least important elevations, the proposed open-fronted porch is a replacement of the existing solid wall porch on a similar footprint. The size and form of the proposed porch is proportionate to the front elevation and is contextually appropriate to the host dwelling and surrounding garden landscape. The roof pitch and form is again similar to the existing and coherent with the host dwelling. The proposals are also justified to enhance the natural light levels internally, on an otherwise dark North facing elevation.

### **Policy H13 – Extensions to Dwellings in the Countryside**

The principle of policy H13 is to limit excessive extension and increase of the size of dwellings in the countryside to prevent urbanisation and overdevelopment that can harm the rural setting. A 30% increase in volume of existing dwelling is applied in principle to prevent this. Daycroft already benefits from a two-storey side extension and more recently a rear single-storey sunroom extension that it is assumed has taken the dwelling, in its original form, beyond the 30% allowance. Policy states that, whilst the limit is applied in principle, where it can be demonstrated that an increase above 30% will have no detrimental impact upon the character and appearance of the surrounding area, such development may be considered acceptable. We believe that the proposed replacement porch does demonstrate, through its similar size and form to the existing, that it will not be detrimental to the character of the countryside.

Further to the above justification and demonstrations of how the proposals align with LDP policy, in accordance with the SPG on House Extensions and Domestic Outbuildings (2020), the design of the proposed replacement porch:

- Does not project excessively from the front elevation;
- Is clearly ancillary in scale and form;
- Respects the architectural detailing and materials of the existing dwelling;
- Retains the character of the conservation area.

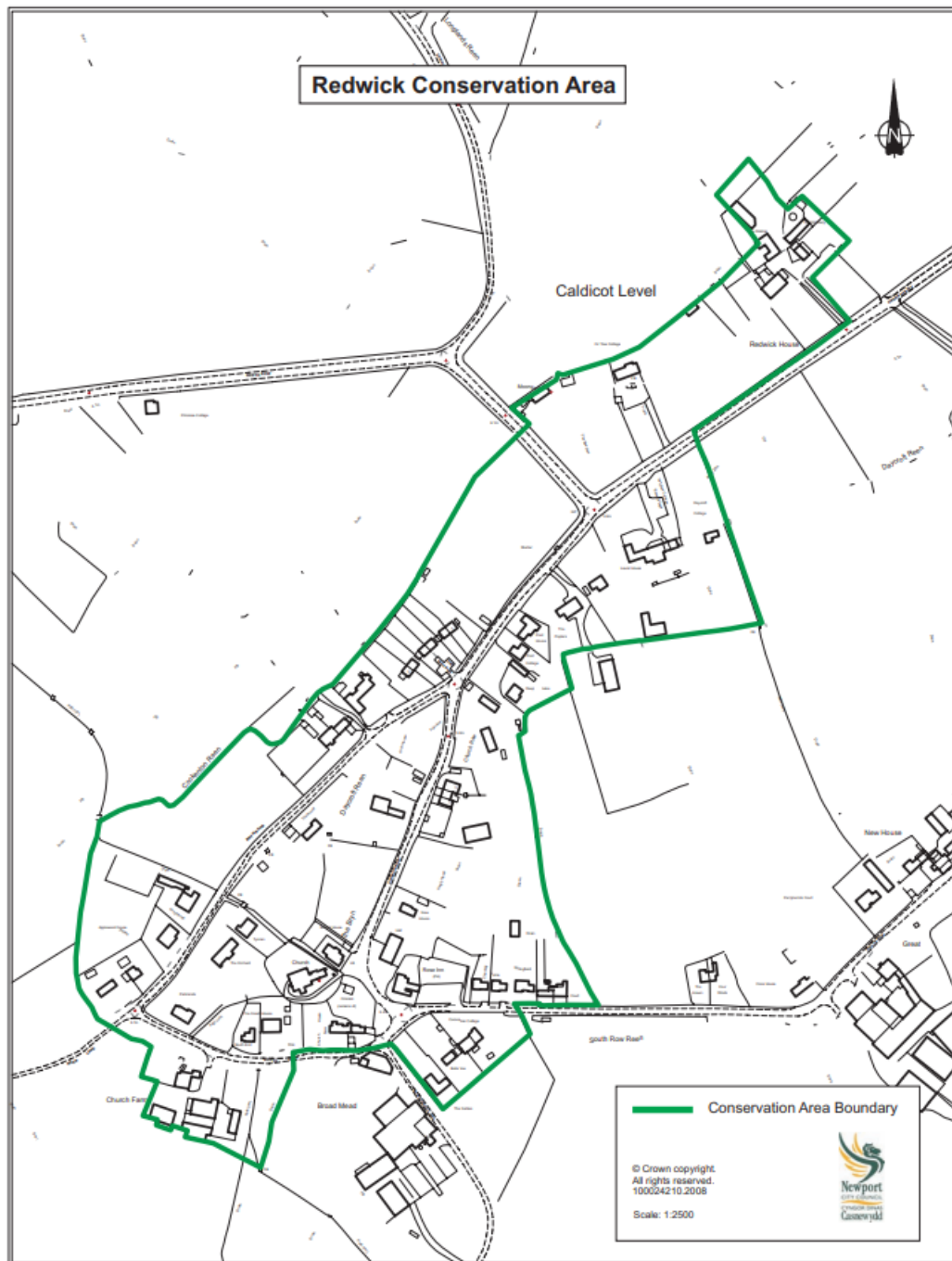


Fig 2: The Redwick Conservation Area (Not to Scale)

## **5.0 Design Proposal**

The proposed scheme seeks to replace the existing enclosed porch with an open-fronted oak framed porch. The replacement will also allow the internal hallway and connecting open plan kitchen and dining space to the rear, to benefit from greater natural light levels owing to a new front door and window arrangement within the existing structural opening. The marginally larger porch will also allow greater maneuverability and ease of access to the host dwelling in comparison to the cramped existing enclosed porch.

The proposed porch will feature a decorative curved tie beam and flared front posts. Side elevations will consist of half-height rendered walls with stone or oak cills and timber framed windows, painted to match the existing, between oak uprights. The roof construction will feature open oak rafters, notched over the principle oak bearer and curved at the eaves for a traditional appearance. The roof finish will be natural slate to match the host dwelling. The existing front door will be replaced with a traditional style timber door with large, glazed panel and half-height sidelights, all painted to match the existing windows.

The volume of the existing porch is approximately 6.6m<sup>3</sup>. The proposed volume of the replacement porch is approximately 8.2m<sup>3</sup>. The open-fronted and non-enclosed construction together with the natural oak frame reduces the visual mass of the porch which will instead enhance the front elevation of the property, further anchoring the property within its rural setting.

## **6.0 Sustainability, Green Infrastructure and Biodiversity**

In accordance with LDP Policy GP5, the following section details the key considerations in regard to impacts on the local green infrastructure assets;

The proposed development will be limited to a replacement porch, on a small footprint of already developed residential curtilage. There will be no loss of permeable garden or driveway space and no loss of trees, vegetation or habitat. Existing vegetation and soft landscaping around the site will be retained and protected during construction.

Notwithstanding the above, the proposed works give an opportunity to enhance green infrastructure in a minor but positive manor. The surface water run-off from the new roof will be directed to rain gardens with additional soft planting of native perennial species. A bat box is also proposed to be installed on an existing tree within the development site, installed facing a Southwesterly direction and no lower than 3m above ground level. Together these measures contribute to a net gain in biodiversity and improved green infrastructure.

## **7.0 Access and Vehicle Movements**

The proposed development will have no impact on the vehicular or pedestrian access of the site or host dwelling. The marginally larger replacement porch will not impinge on driveway area and parking arrangements will remain unaltered.

## **8.0 Conclusion**

To conclude, it is regarded that the relatively minor nature of the proposed replacement front porch will have no negative impact on the host dwelling or surrounding landscape and will not be detrimental to the character of either. There is a justified need for the replacement of the existing porch and the proposed designs are of a high quality, proportionate scale and form and appropriate materials.