

Planning Statement in Support of an Application under Section 73 to Vary Condition 01 (Approved Plans) Attached to Planning Permission 24/0062

1. Introduction

This statement has been prepared in support of an application under Section 73 of the Town and Country Planning Act 1990 seeking to vary Condition 01 (Approved Plans) attached to planning permission reference 24/0062 for the demolition of the existing pre-fabricated building and construction of a new four-bedroom dwelling and associated works at 9 Pentre Tai Road, Rhiwderin.

The application seeks consent for amendments to the approved roof design only. Specifically, the proposal seeks to raise the ridge of the side roof element so that it aligns with the principal ridge of the dwelling, replacing the previously approved stepped roof arrangement.

A previous application submitted under Section 96A as a Non Material Amendment concluded that the proposed changes should be considered through an alternative planning route. This application therefore seeks full consideration of the revised design under Section 73 of the Town and Country Planning Act 1990.

2. Proposed Amendment

The proposal does not alter the approved footprint, siting, access arrangements, number of bedrooms, use of the property or general architectural language of the dwelling. The amendment relates solely to the roof profile and involves rationalising the approved stepped roof arrangement into a continuous roofline.

The proposed change is driven primarily by practical construction considerations. The approved stepped roof introduces additional structural complexity and detailing requirements which increase construction costs and reduce build efficiency without delivering a meaningful planning or visual benefit. The revised roof form simplifies construction, reduces unnecessary complexity and results in a more robust and efficient building solution.

The amended arrangement also improves the usability of the first floor accommodation by increasing headroom and allowing greater flexibility within the bedroom layouts. The proposal therefore represents a refinement of the approved scheme rather than a materially different form of development.

3. Character and Appearance

Policy GP6 of the Newport Local Development Plan seeks to ensure that development responds positively to local character and achieves a high standard of design.

The revised roof form creates a simpler and more coherent architectural composition than the previously approved stepped arrangement. The amendment reduces visual complexity and results in a more balanced roof profile whilst retaining the overall proportions, materials and architectural character of the approved dwelling.

The revised roof form remains entirely compatible with the character of Pentre Tai Road. The surrounding area is characterised by a varied streetscape comprising detached dwellings, semi-detached properties and bungalows with differing scales, proportions and roof forms. Indeed, the Local Planning Authority previously acknowledged within the officer assessment of application 26/0311 that:

"Pentre Tai Road comprises of a varied street scene, which lacks uniformity."

Against this context, the amended roof profile does not appear incongruous or visually dominant. Whilst the amendment increases the height of the side roof element, the dwelling remains proportionate and retains a coherent overall form. The submitted street scene drawing demonstrates that the revised roof sits comfortably alongside neighbouring properties and remains visually consistent with the wider character of the area.

The neighbouring property at 11 Pentre Tai Road has planning permission for conversion from a bungalow to a two-storey dwelling. The officer report relating to application 26/0311 afforded limited weight to that permission on the basis that it may never be implemented. Evidence submitted as part of this application demonstrates that works associated with the neighbouring permission had already commenced and are actively progressing on site. The development therefore represents a lawful permission that is being implemented and forms part of the site's immediate and evolving context.

Whilst each application must be determined on its own merits, the relationship between the two developments is a material consideration. In assessing the neighbouring proposal, the Council had regard to the approved dwelling at No. 9 as part of its assessment of character and neighbouring relationships. Furthermore, the officer report for the neighbouring development concluded that differing ridge heights and roof forms within the locality would not result in harm to the character and appearance of the area. The revised roof form proposed as part of this application remains entirely consistent with that assessment and sits comfortably within both the established and emerging pattern of development along Pentre Tai Road.

The submitted street scene drawings and supporting photographic evidence demonstrate that the amended roof form remains visually appropriate and compatible with the character of the area.

4. Residential Amenity

The revised roof design does not introduce additional windows or materially alter overlooking relationships. Equally, the amendment does not alter the established orientation of the dwelling relative to neighbouring properties.

The increase in ridge height is modest in the context of surrounding development and does not result in a material increase in overbearing impact, overshadowing or loss of privacy

beyond that already accepted under the original permission. The submitted elevations, sections and street scene drawings demonstrate that neighbouring amenity remains protected and that the relationship with adjoining properties remains acceptable.

The proposal therefore maintains compliance with Policy GP2 of the Newport Local Development Plan and would not result in any unacceptable impact upon the amenities enjoyed by neighbouring occupiers.

5. Planning Balance and Conclusion

The proposed amendment represents a rationalisation of the approved roof design which improves buildability, construction efficiency and the usability of the internal accommodation whilst preserving the overall scale, appearance and architectural intent of the consented dwelling.

The proposal does not alter the approved footprint, siting, access arrangements or use of the site and does not result in material harm to neighbouring amenity or the character of the surrounding area. The submitted drawings demonstrate that the revised roof form remains visually appropriate within the varied streetscape of Pentre Tai Road and sits comfortably alongside both the existing built environment and the neighbouring development currently under construction.

The proposal represents a modest amendment to an already approved dwelling. It maintains the design quality and character of the consented scheme whilst delivering practical construction benefits and improved internal functionality. The proposal therefore remains fully compliant with Policies GP2 and GP6 of the Newport Local Development Plan and constitutes an acceptable variation to the approved plans.