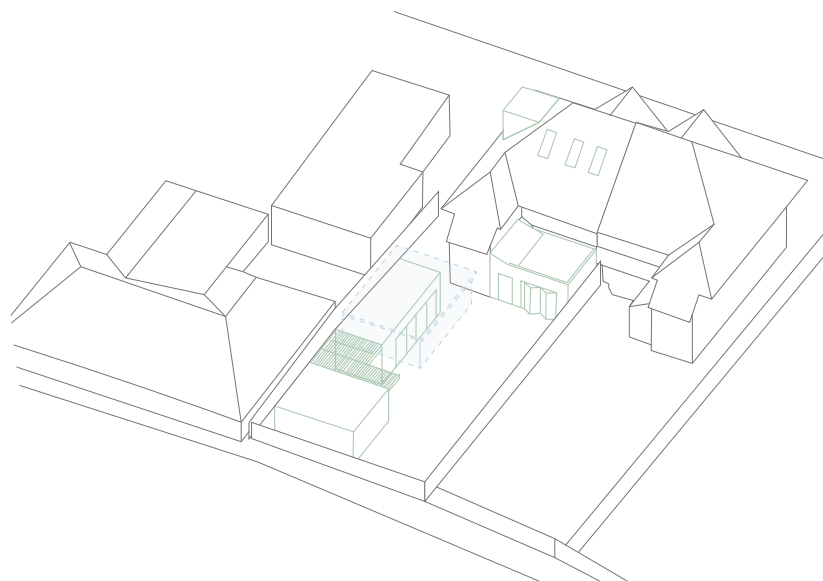




Proposed Rear Extension, Loft Conversion and Garden Room

PLANNING BROCHURE MARCH 2026

- 1 TENNYSON AVENUE -

1.1 INTRODUCTION

This Supporting Planning Statement accompanies a full planning application for Rear extension, loft conversion and garden room to the existing dwelling at 1 Tennyson Avenue, Llanwern, Newport, NP18 2DY.

The purpose of this statement is to identify the relevant planning policy context and to demonstrate that the proposed development has been designed in accordance with national and local planning policy, with particular regard to design quality, residential amenity and the established character of the area.

- CONTEXT -

1 TENNYSON AVENUE, NEWPORT NP18 2DY



Location Area: Llanwern & Langstone
Local Planning Authority: Newport City Council

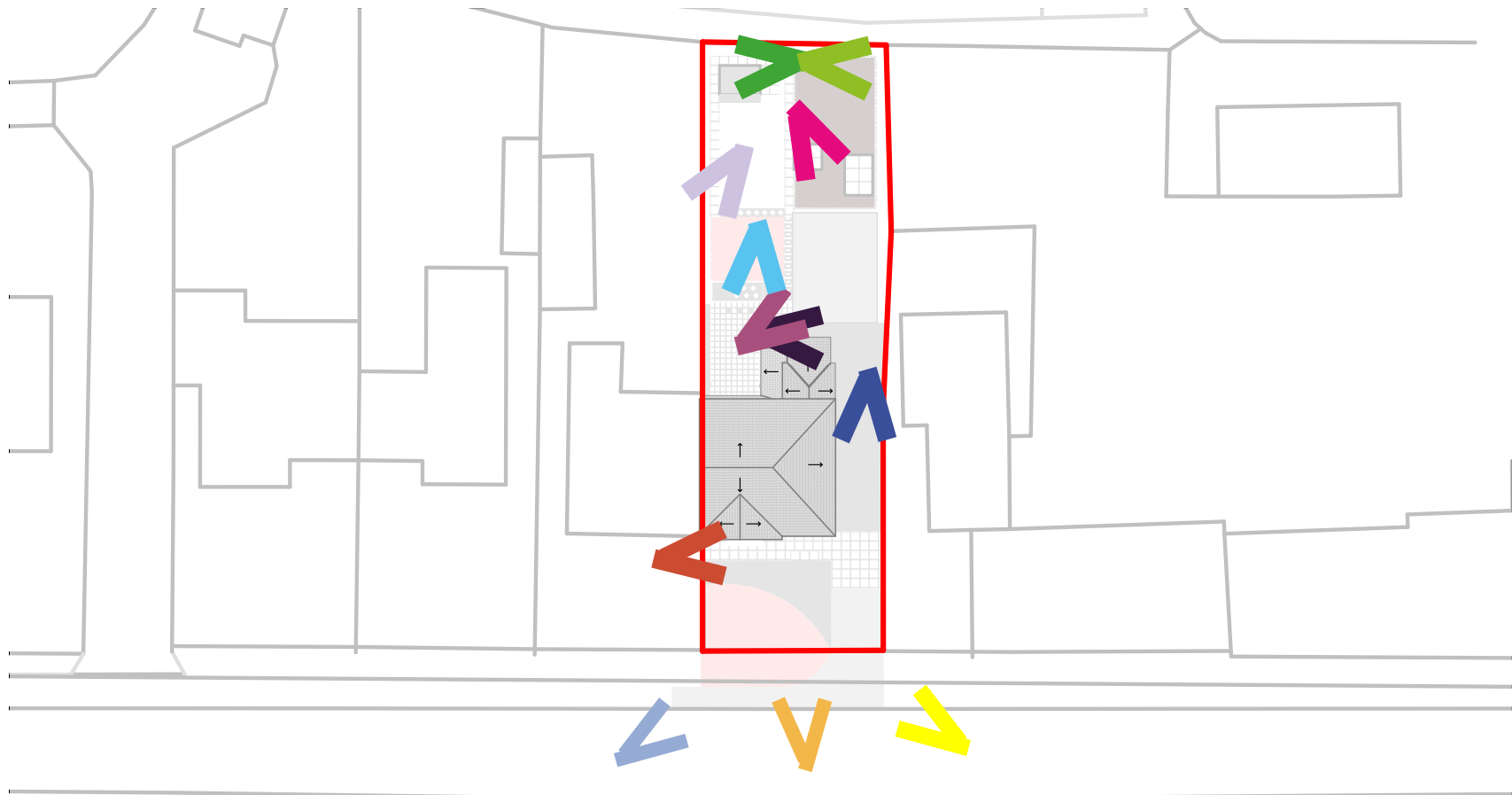
The application property is a two-storey semi-detached dwelling house located on the just outside the defined settlement boundary, as defined by the Newport Local Development Plan. Tennyson Avenue is a developed parcel of 33 properties, in which this property sits at the start of this row, with Llanwern Golf Club its direct neighbour to the East. The Property's Garden faced onto the golf club grounds.



PHOTOS OF EXISTING HOUSE

- CONTEXT -

SURROUNDING ARCHITECTURAL CHARACTER



STREET VIEW



SITE VIEWS



- CONTEXT -

PLANNING PRECEDENT



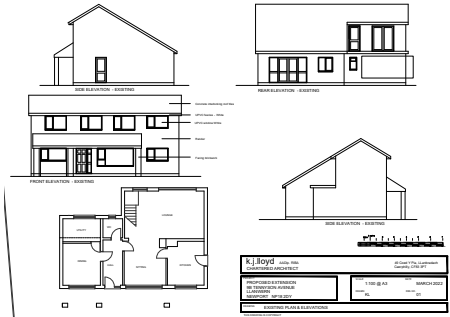
21/0523



22/0267



Before



After



After



After

ADDRESS	APPLICATION 1D	TYPE	DATE APPROVED	RESTRICTIONS/CONDITIONS	RELEVANCE TO OUR DESIGN
9B Tennyson Avenue	22/0267	Single Storey Rear and Side Extensions	27.03.2022	Main concerns is design impact on neighbours and not reducing parking facilities or increasing parking requirement	We have considered height of the proposed extension and garage in reducing impact on neighbours. There will be no reduction in parking facilities.
17 Tennyson Avenue	21/0523	Single Storey Garage Extension to Create Home office	01.06.2021	Total area of new development cannot exceed 50% of the existing building. The garage located at the end of the garden should not be more than one story. Any part of the building within 2m of the boundary cannot exceed 2.5m in height	The area footprint of the existing house and garage is 123m ² . The proposed extension is adding 13m ² to the footprint; the garden room and new garage is adding 12m ² . The neighbouring property adjacent to the garden room is not residential but part of a golf club. There is already a building on the neighbouring site that mirrors the location of our proposed garage. It would therefore be reasonable for our height parameters to remain below the height of this building. The neighbouring building has a pitched roof, whereas our design minimises the overall massing with a flat roof.
12 Tennyson Avenue	22/0137	Erection of detached dwelling	17.02.2022	This proposal was initially rejected for harmful impact on neighbours visual amenity. It is now approved with the solution that a 1.8 close board fence is erected.	I could not find the drawings that accompanied this planning application. However erection of detached dwelling must be a lot larger than our application. Nevertheless less It is clear visual amenity must be a clear consideration.

SITE VIEWS



Solar Panels Visible



Velux Windows



Velux



Dormer



Dormer

As you can see the small parcel of houses along Tennyson avenue have loft alterations that are visible from the street. There is precedent for the velux windows and dormers that we are proposing.

- EXISTING HOUSE -

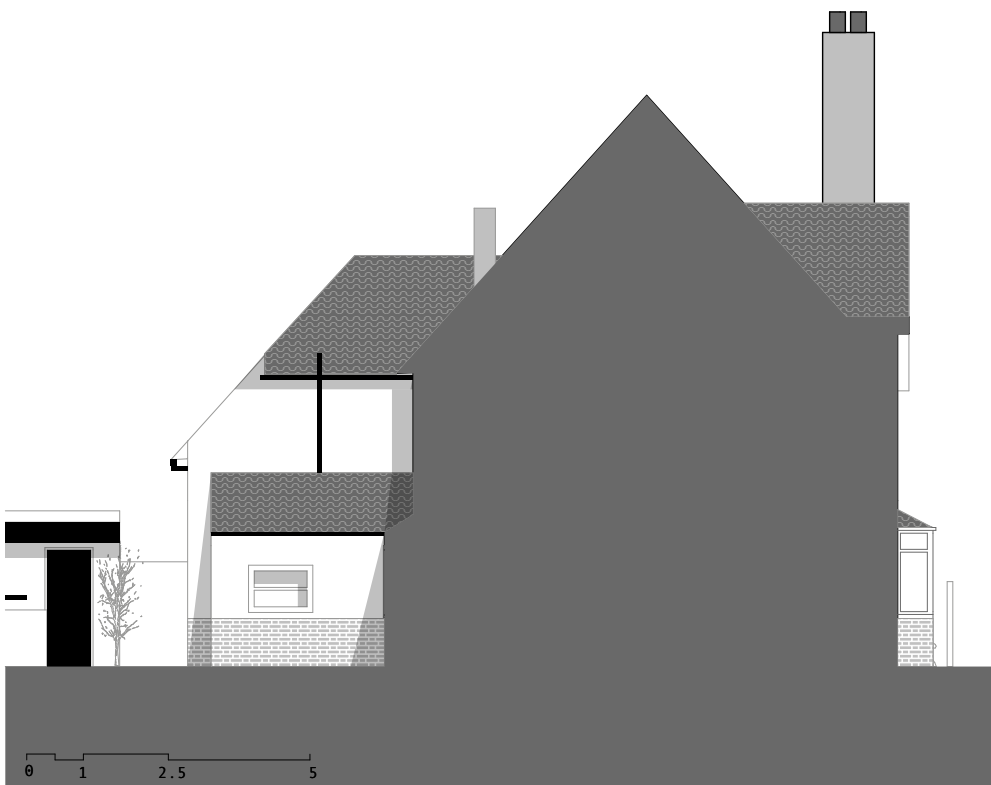
SURVEY DRAWINGS



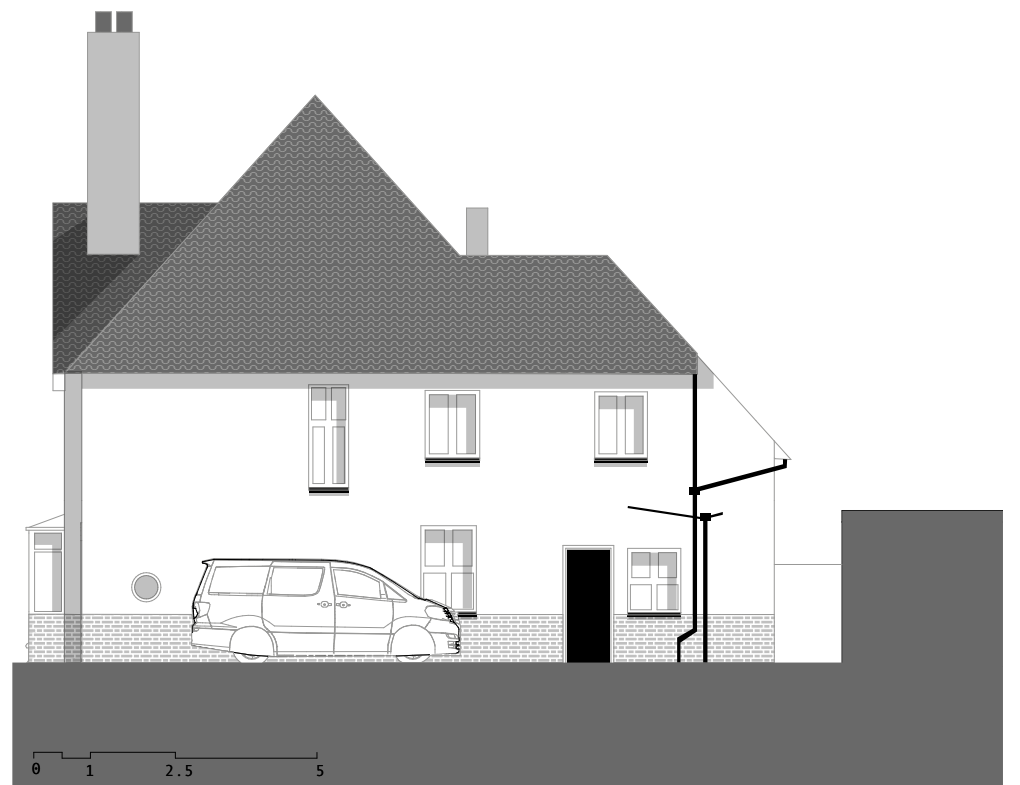
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



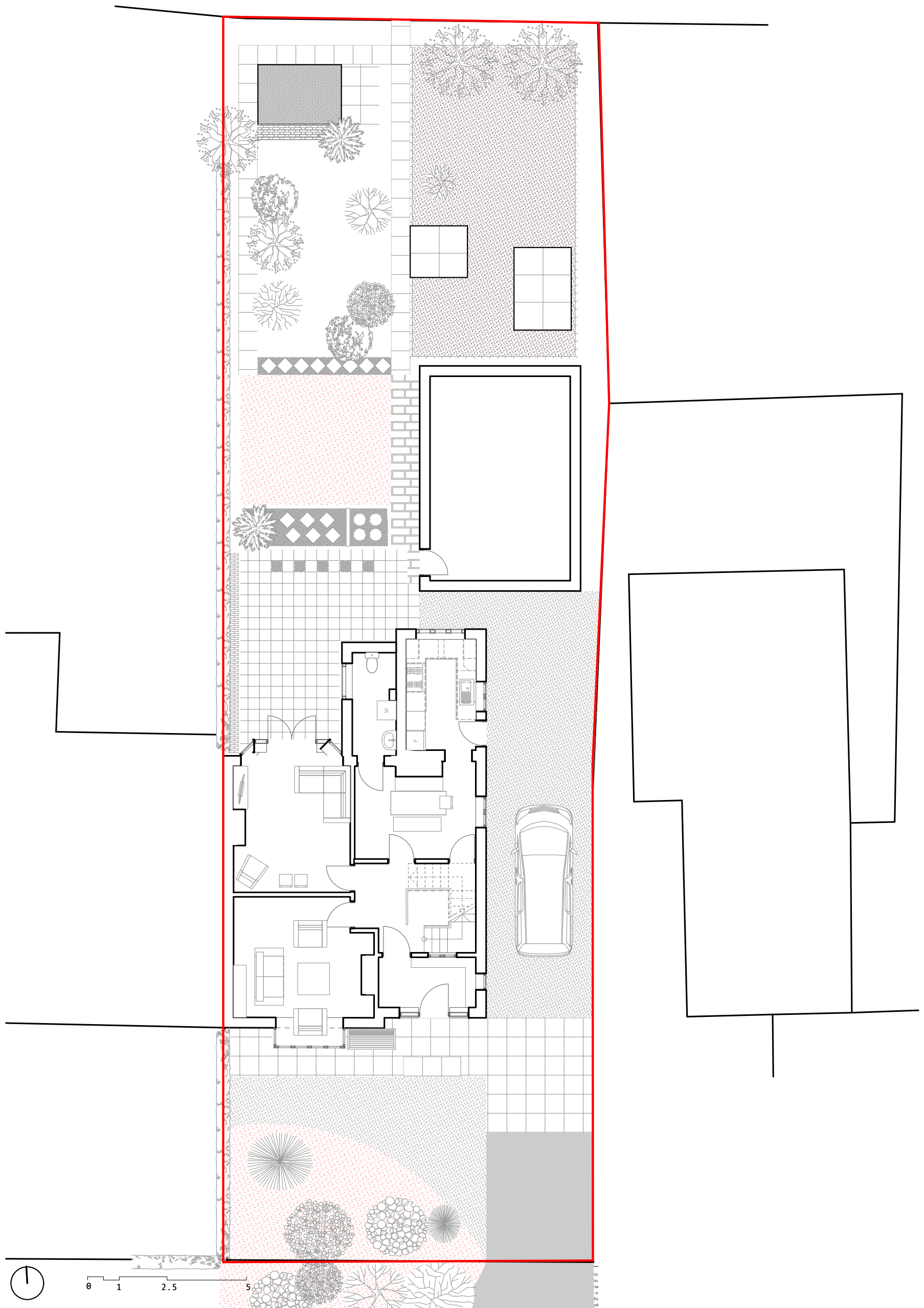
EXISTING SIDE ELEVATION 01



EXISTING SIDE ELEVATION 02

- EXISTING HOUSE -

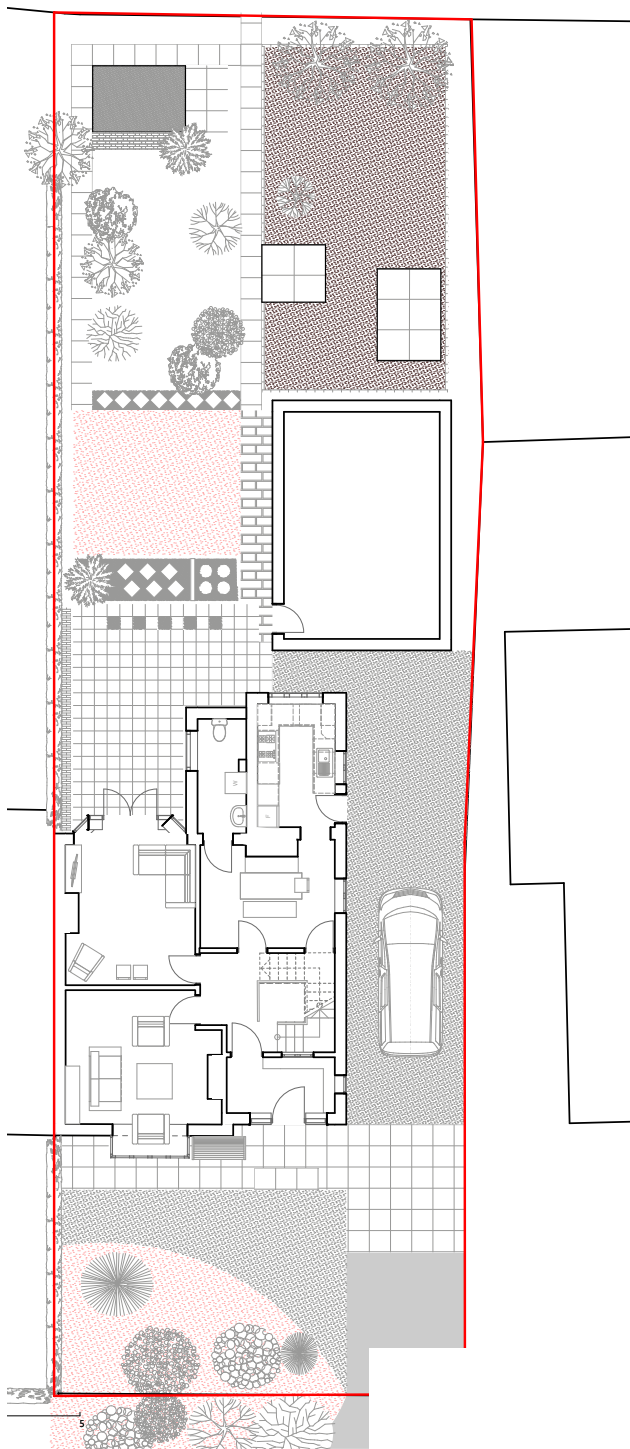
SURVEY DRAWINGS



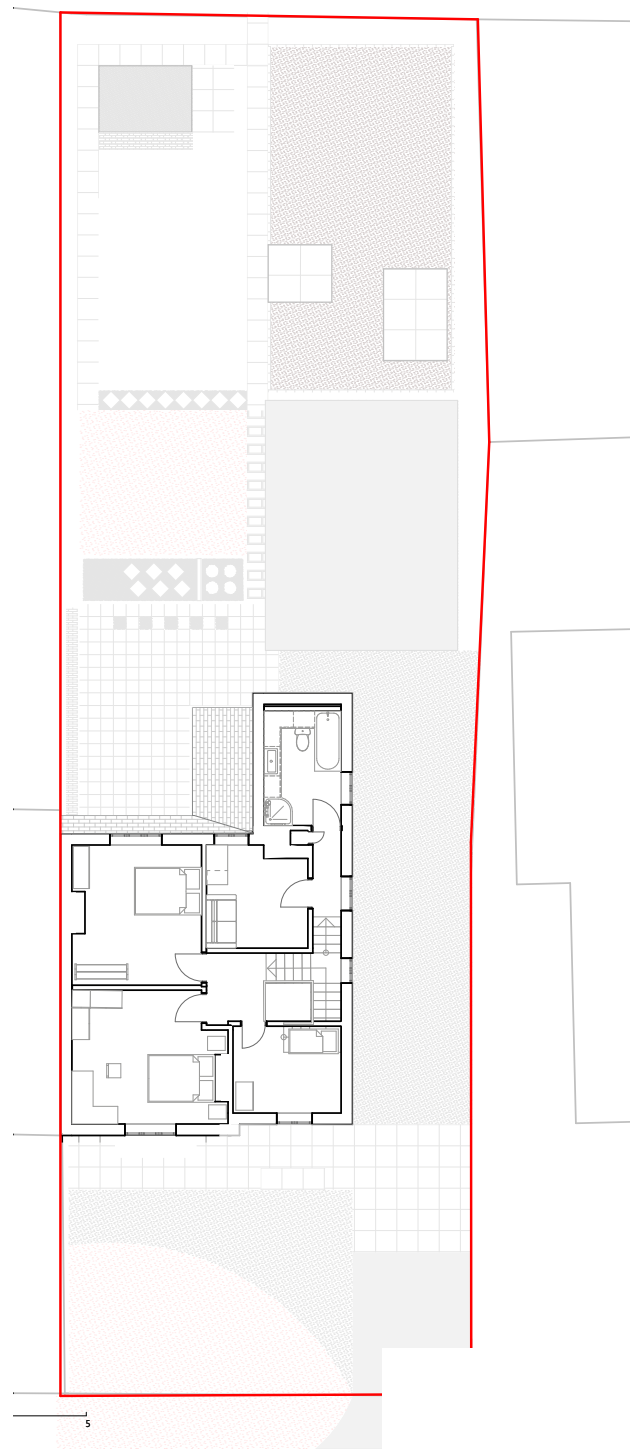
EXISTING GROUND FLOOR PLAN

- EXISTING HOUSE -

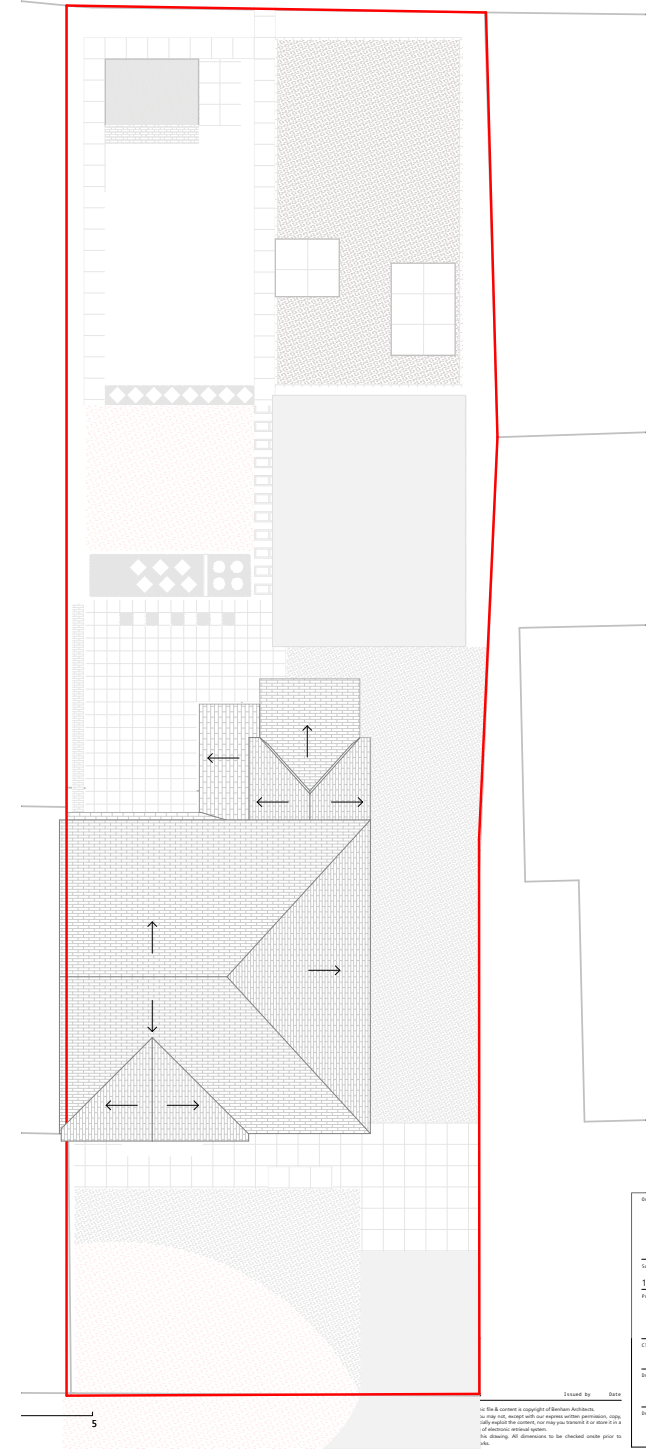
SURVEY DRAWINGS



EXISTING FIRST FLOOR PLAN



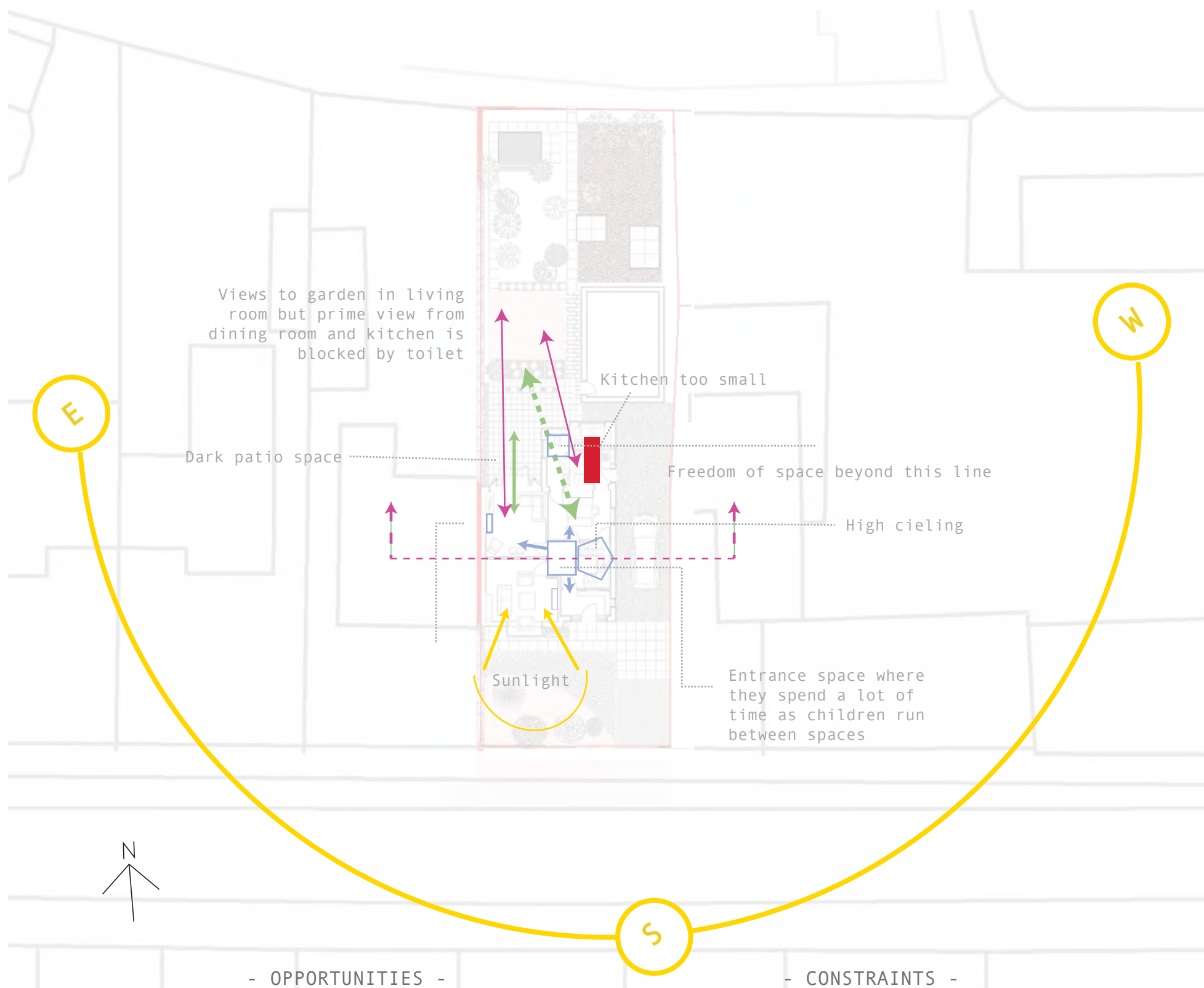
EXISTING LOFT PLAN



EXISTING ROOF PLAN

- EXISTING HOUSE -

DESIGN OPPORTUNITIES AND CONSTRAINTS



- Sunlight in the front of the house into the snug
- Views into garden: Current key view of garden from dining room and kitchen is blocked by the toilet. There is an opportunity to provide a continuous view of garden from point of entry
- Rich Aesthetic from existing fireplaces - which clients like and intend to keep
- Grand Entrance. Double height space and feature window creates a sense of grandeur upon entry. This space is uniting all rooms.
- Garage and large garden. Garage is an important space for the clients hobbies and the large garden provides opportunities to improve this facility. Design for housing of motorbikes, drum set, work from home facilities
- Large roof - opportunity for additional bedrooms for future family
- Current downstairs loo, location needs to change

- Extend into garden, close to garage, although in the future this will might change extension must allow access between this building
- North facing garden
- Work to be contained to rear side of plan, and existing stairs.
- Kitchen too small
- Existing massing blocking views and relationship with garden
- Existing massing creating dark patio space

- PROJECT BRIEF -

SETTING OUT DESIGN GOALS

DESIGN BRIEF

Having just moved into this house the clients are looking to make the house their own, creating a home for their young family.

The client wishes to work with the existing features of the house but update the key living spaces. Opening up the ground floor plan to build a relationship with the large garden. At present despite such a large garden its not used to its full potential. The existing bathroom blocks the kitchen and dinning room from having a direct relationship with the garden.

At present the ground floor is a collection of discrete rooms all accessed by a central point. The clients love this area, spending more time their than the other more private rooms. They wish to add flow and circulation to the existing plan allowing the family to co-exist and be in shared spaces.

At moment heart of the home is the landing. This transition space has become their favourite spot as surveillance of all spaces that allows parents to overlook their child as he plays and has freedom of movement.

Our proposal will open up the ground floor plan. With an open plan kitchen, dining and living area, allowing freedom of movement. Visual connection to garden from entry and in kitchen, living and dining room will also be implemented.

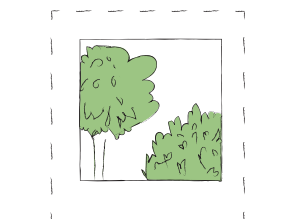
This planning application also includes potential future works: improving the amenity of the garden and loft conversion for a master bedroom.

MORE STORAGE
Unused living room
DISCONNECTED
LACKS FLOW
Garage too small Small kitchen

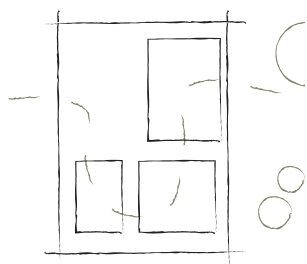
OUTDOOR SPACE

SPACIOUS ENTRANCE
SNUG CENTRAL CIRCULATION SPACE
DOWNSTAIRS LOO

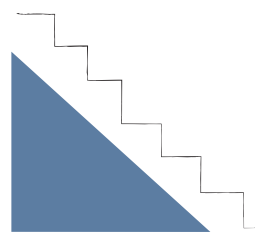
Impressions of the existing house



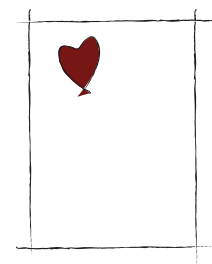
Connection between living room, kitchen and garden so family can feel connected



Connecting disjointed rooms



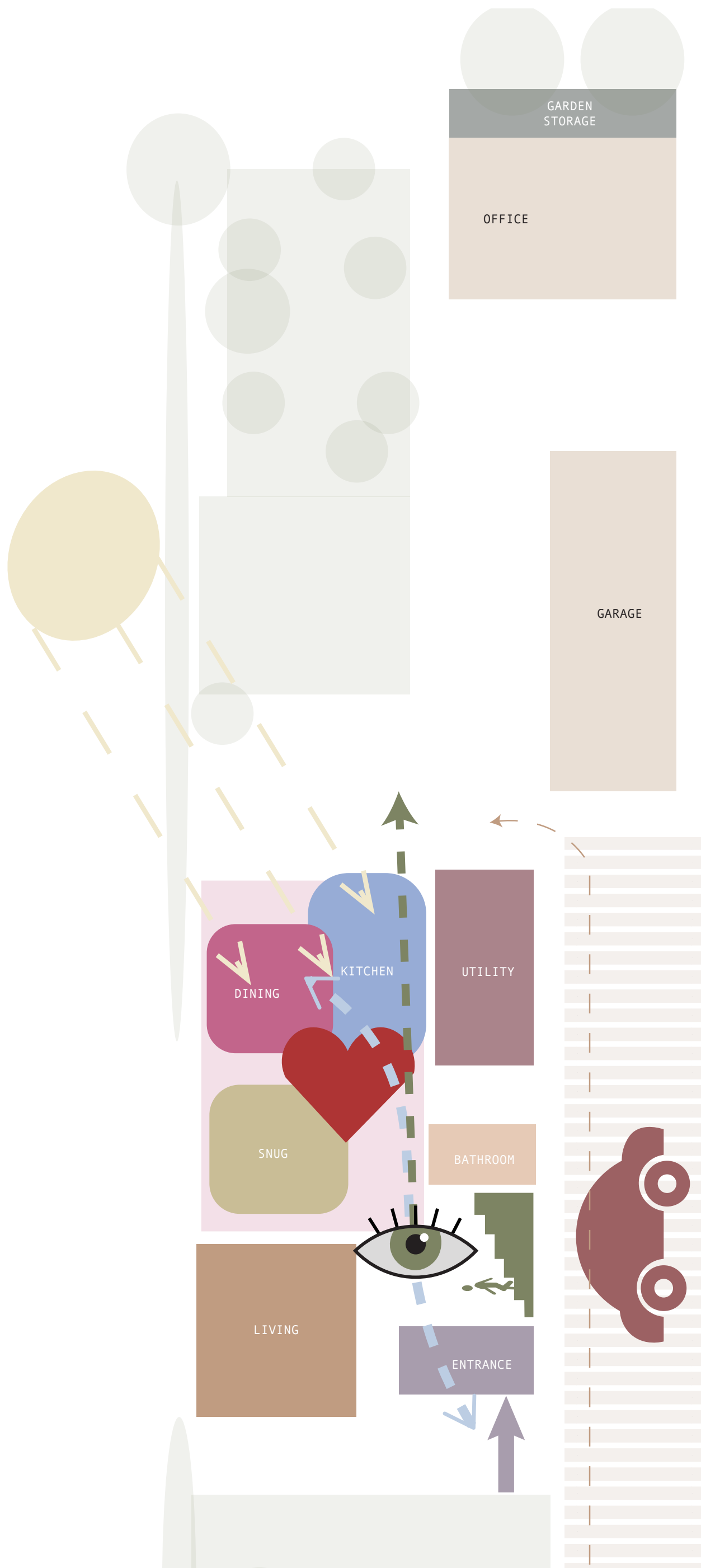
Re-modelling unusable downstairs bathroom and providing more storage



Creating a heart to the home

- DESIGN CONCEPT -

KEY DESIGN PRINCIPLES



At present, the clients' favourite space is the entrance area, where they sit within the ground-floor atrium beneath the stairs. From this position they can relax while their toddler moves freely between the different rooms, allowing them to rest while still keeping a watchful eye.

The proposed design opens up the plan of the house to strengthen this sense of visual openness and connection, particularly towards the garden.

Our design introduces greater flow across the ground floor, creating fluidity and visibility between spaces so that the family feels connected throughout the home. The parents can relax, work, cook, and go about their daily routines while maintaining clear views to the garden, dining table, and cosy snug. This supports a shared family environment, allowing different activities to take place simultaneously while remaining visually and socially connected.

- DESIGN STRATEGY -

CONTEXTUAL CONSTRAINTS



Upon approach you can see the relationship of the existing garage with the site boundary, shared with the golf club.

The existing garage is built 380mm from the site boundary, we are not building closer to the boundary than the existing garage sits.

On the golf clubs side of the boundary they have built up to the rear of their plot. This rear building is visible from the street and the rear of our garden, as seen in the photos.

(right) You can see the relationship of the existing garage, with the site boundary and the golf club building towards the rear of the garden .



Here you can see to the rear of the garden where we are proposing the garden room. You can see the golf club building that sits along the edge of our boundary. It has a pitched roof and taller than the existing garage on our site. Our proposed garage will be a flat roof and as lower than this neighbouring building



Here shows the neighbouring building as viewed from the right rear corner of the garden



Here shows the neighbouring building viewed from the rear of the existing garage

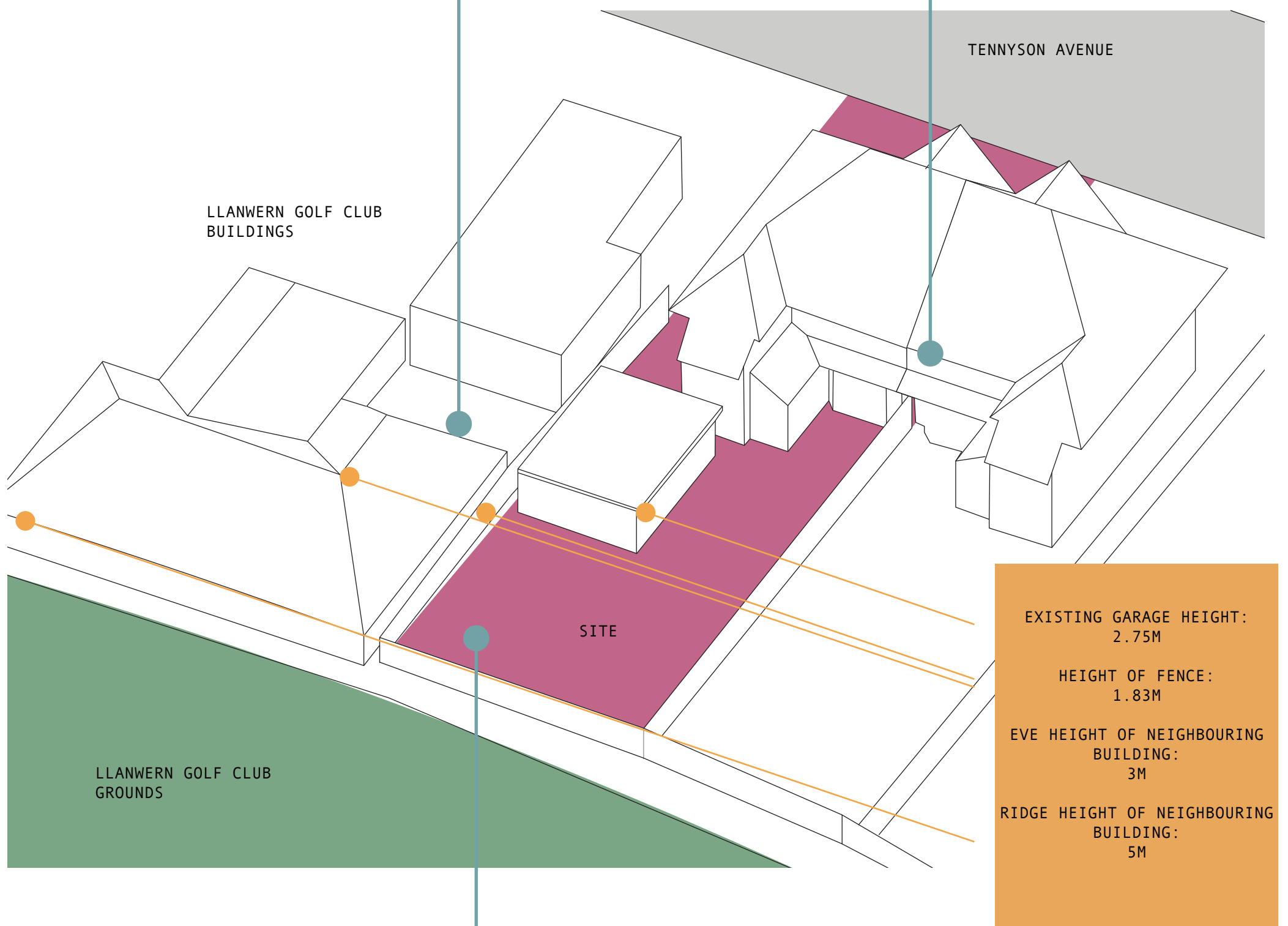


- DESIGN STRATEGY -

KEY DESIGN PRINCIPLES

This East boundary and corner of our site's garden (shared with llanwen golf club) is suited to our proposed development. Next to the existing golf club buildings our proposed works will be subordinate,

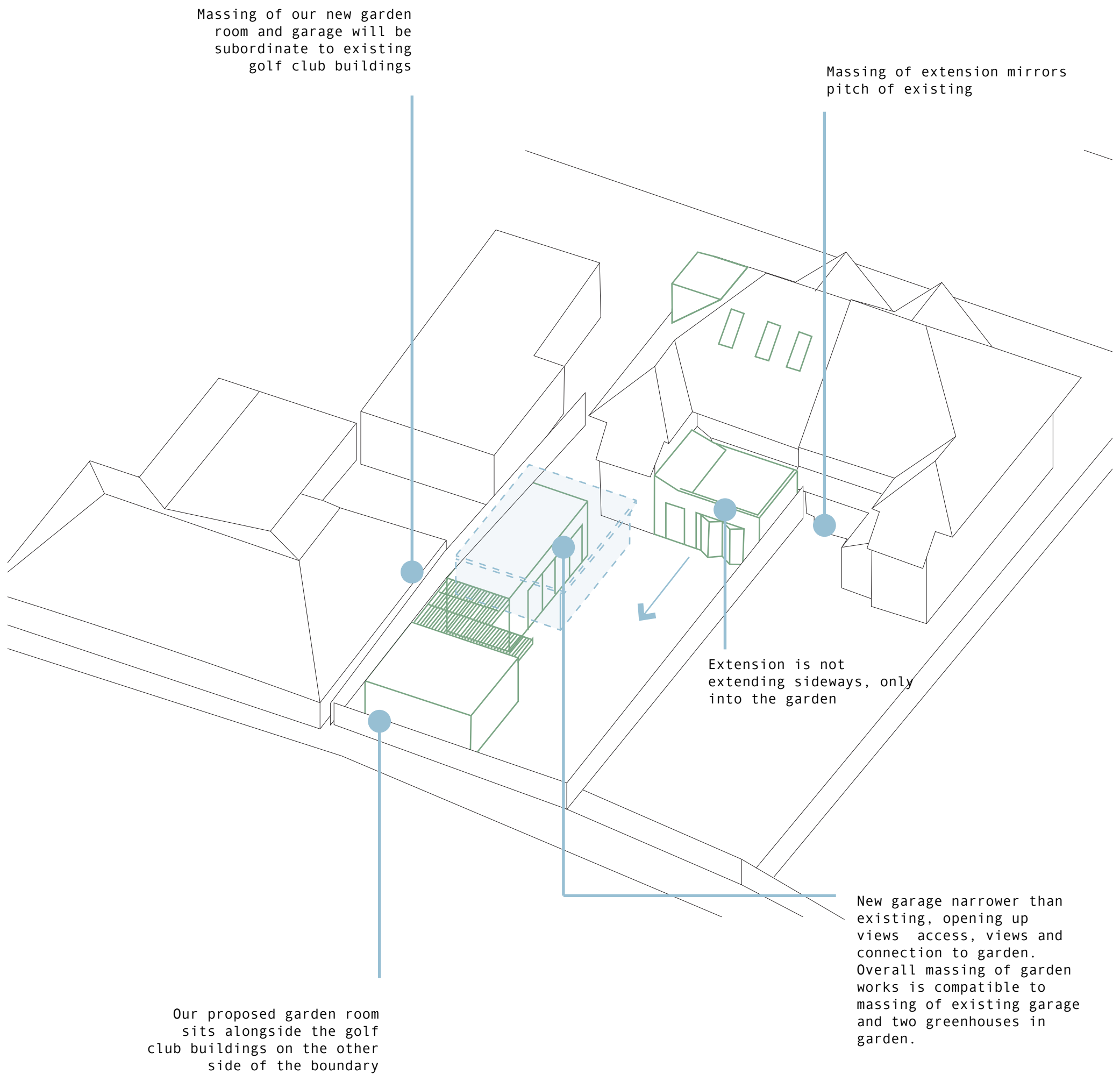
There is an element of symmetry in the neighbouring dwelling that is adjoining to our dwelling. We have designed the extensions with consideration to this. It has been designed to tie into this massing of the adjoining dwelling



Disused space in the corner of our garden.

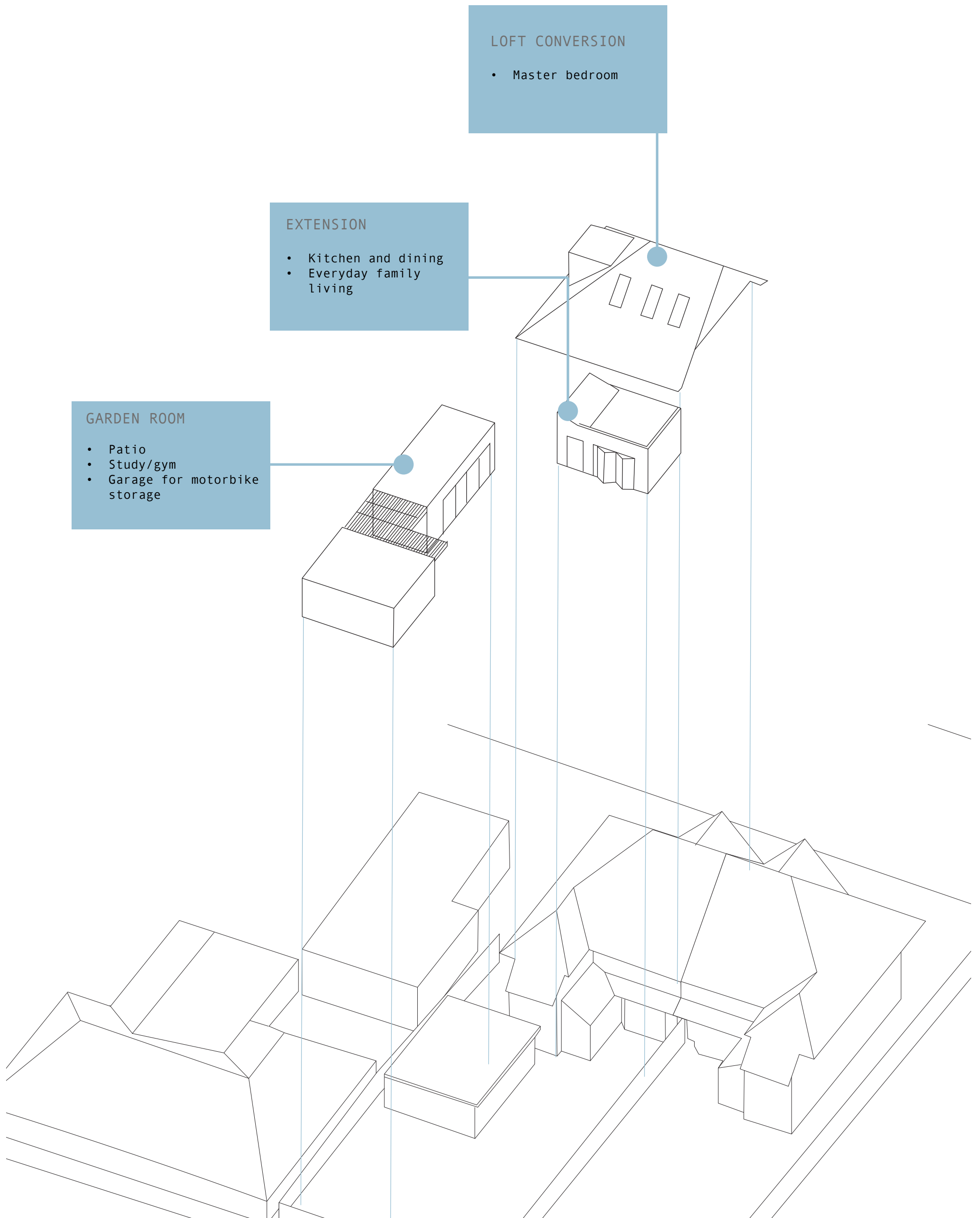
- DESIGN STRATEGY -

ANALYSIS OF PROPOSED WORKS



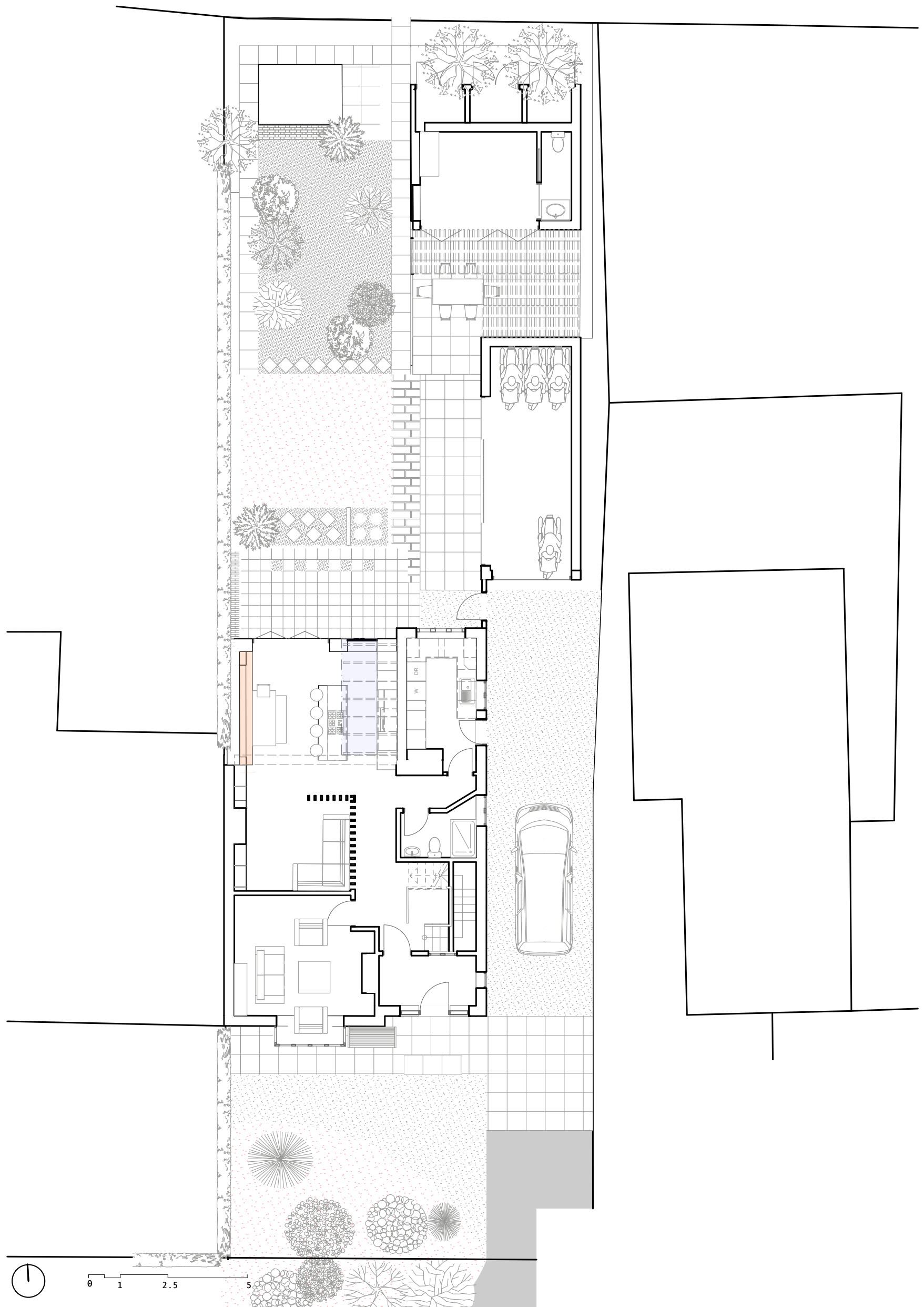
- DESIGN STRATEGY -

PROPOSED WORKS



- DESIGN PROPOSAL -

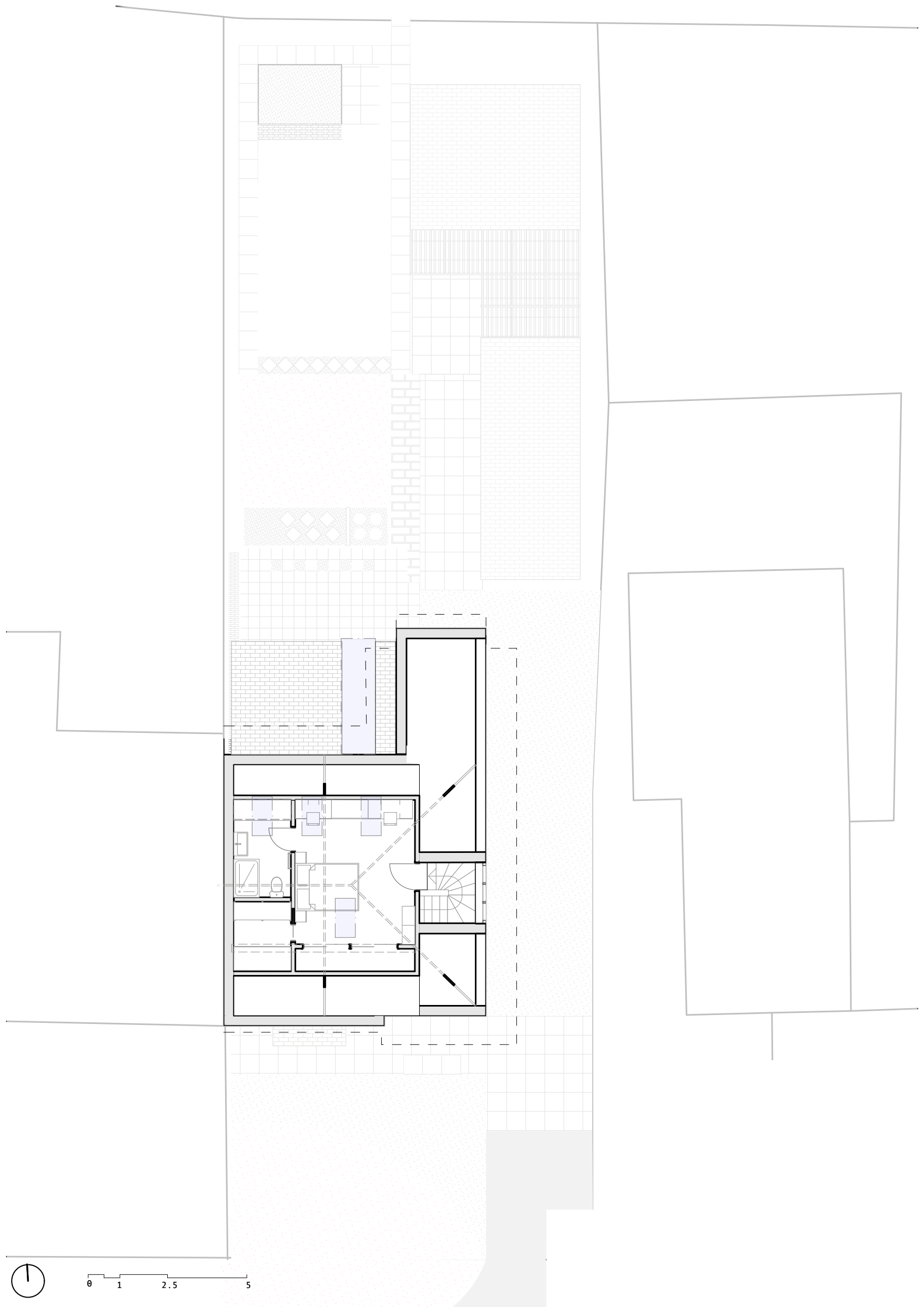
PLANS



PROPOSED GROUND FLOOR PLAN

- DESIGN PROPOSAL -

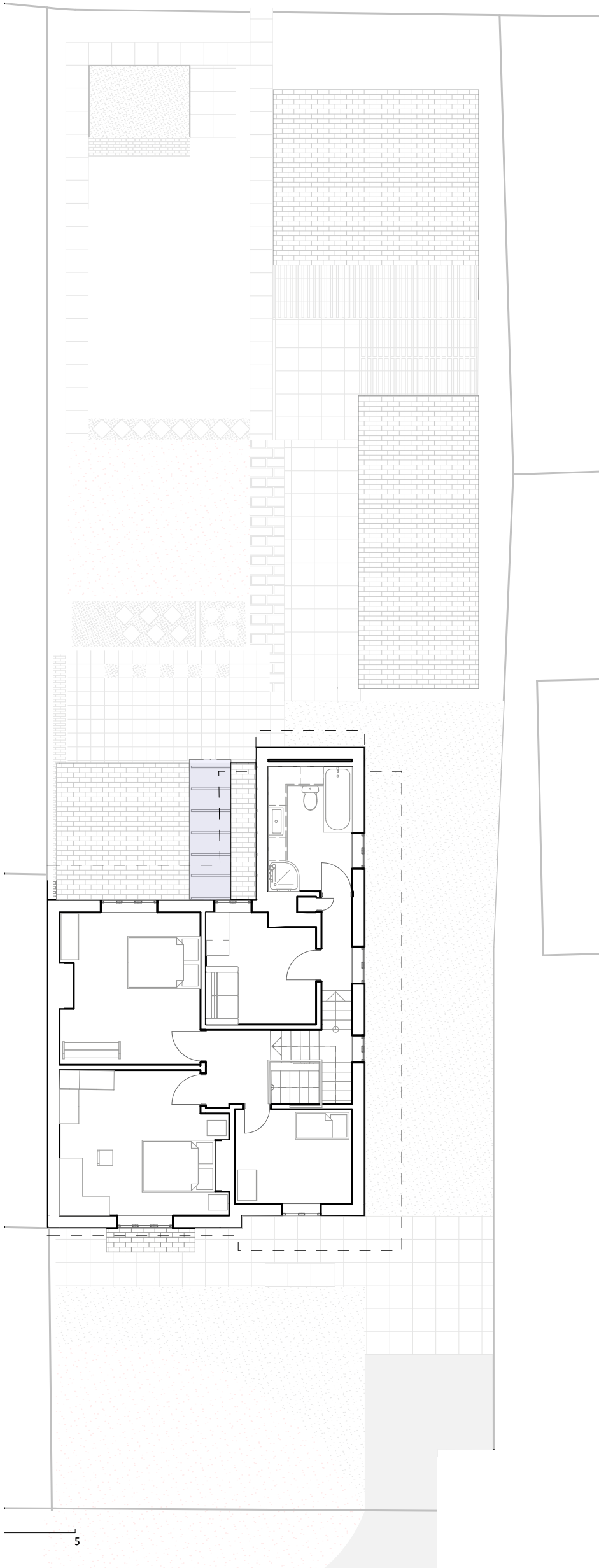
PLANS



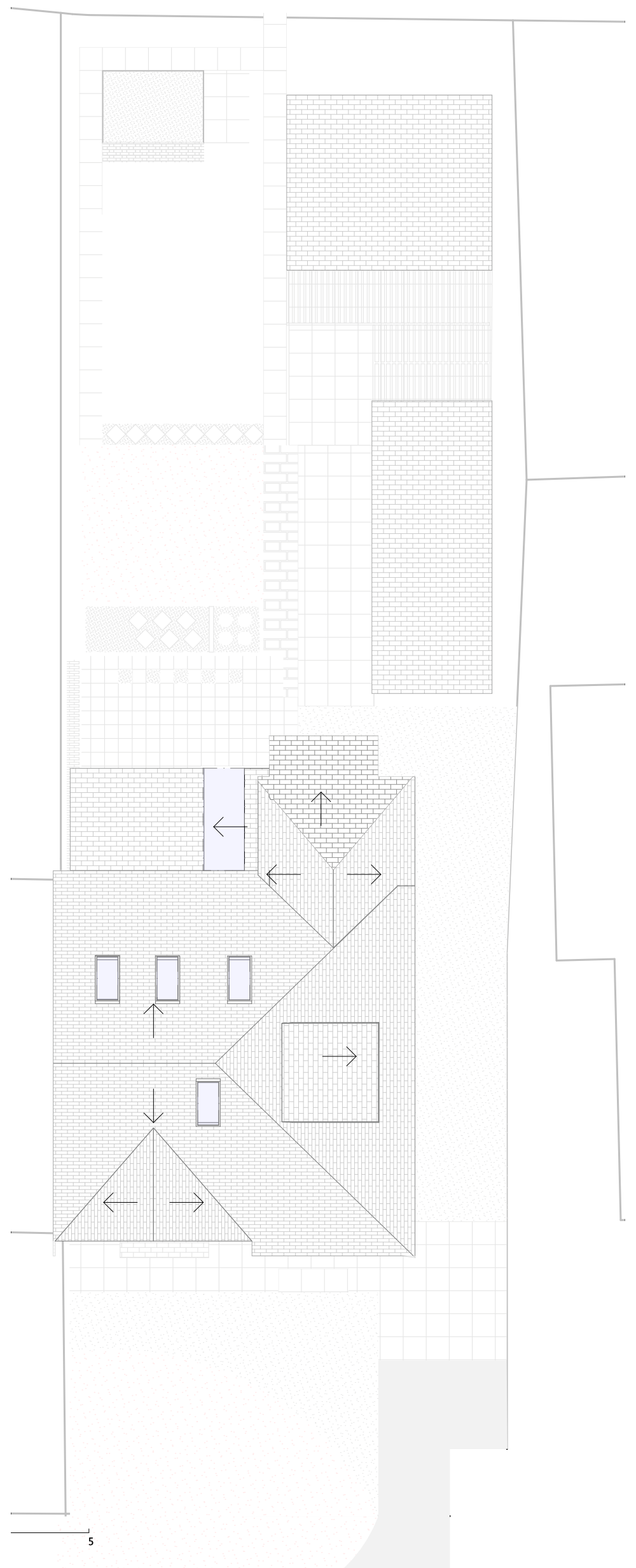
PROPOSED SECOND FLOOR PLAN

- DESIGN PROPOSAL -

PLANS



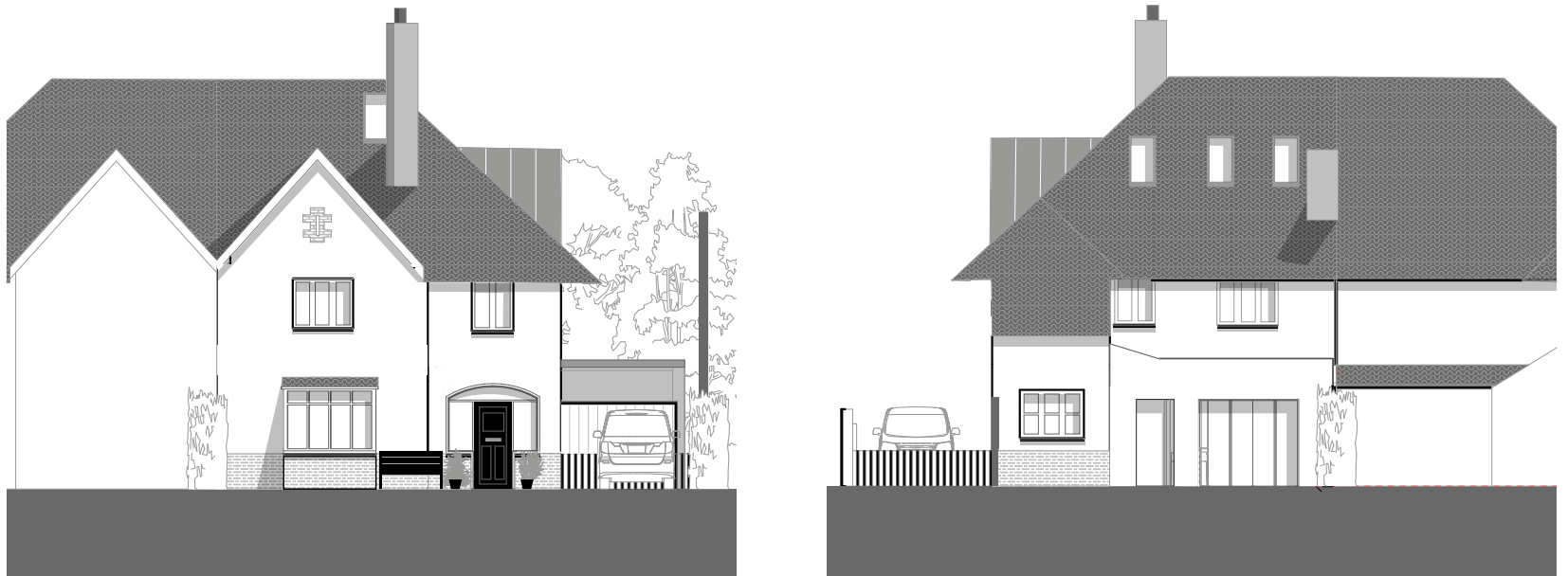
PROPOSED FIRST FLOOR PLAN



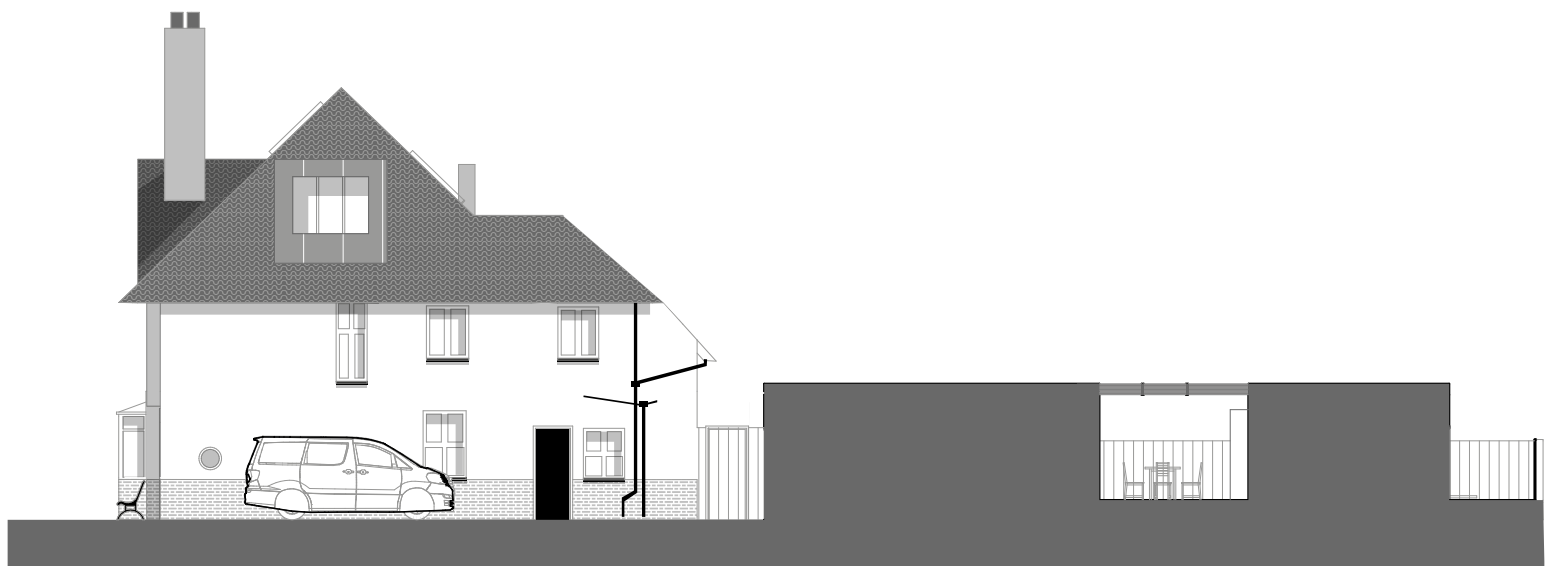
PROPOSED ROOF PLAN

- DESIGN PROPOSAL -

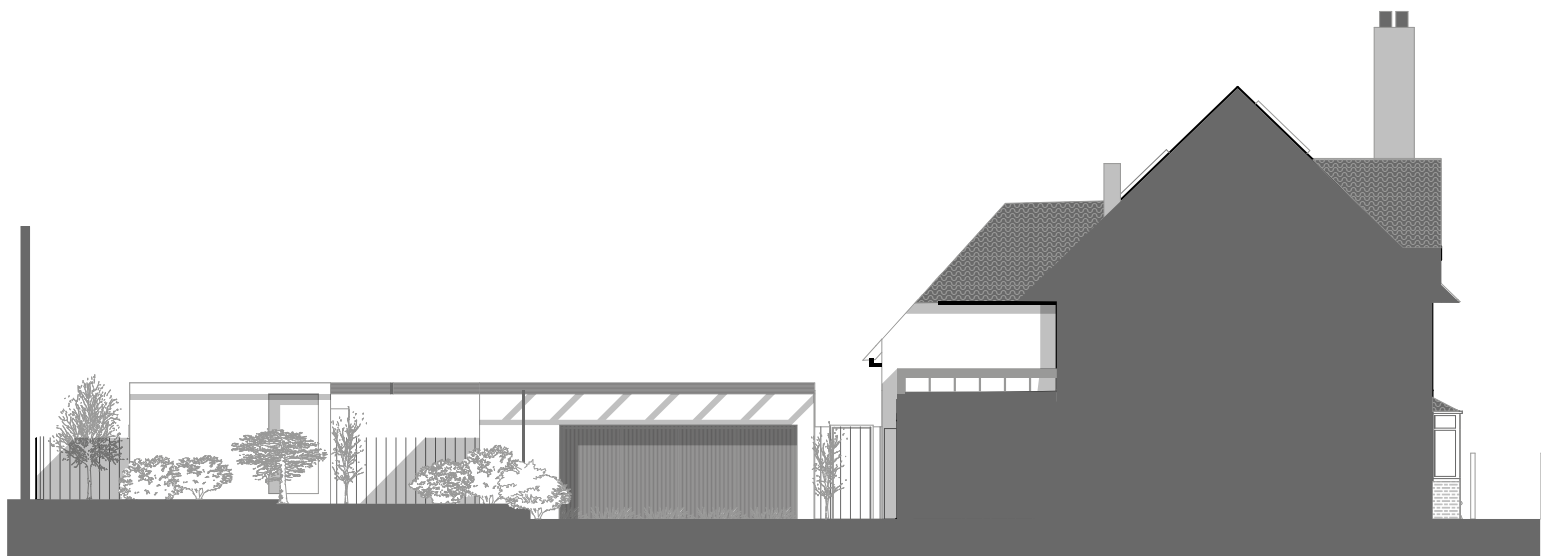
ELEVATIONS



PROPOSED FRONT AND REAR ELEVATIONS



EXISTING SIDE ELEVATION 01



PROPOSED SIDE ELEVATION 02

- DESIGN PROPOSAL -

PLANS

DORMER

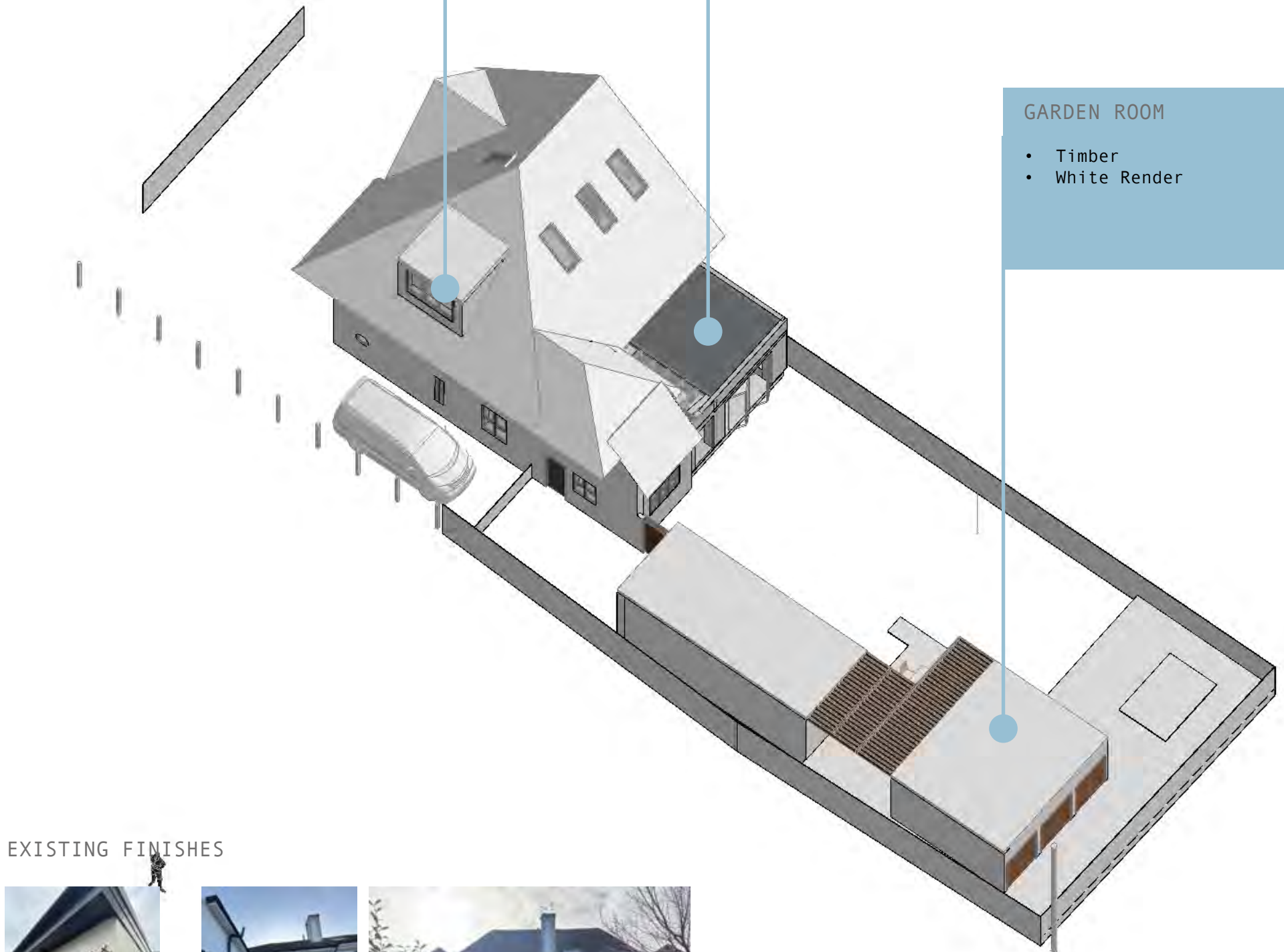
- Zinc

EXTENSION

- White Render and glass
- Parapet finish

GARDEN ROOM

- Timber
- White Render



EXISTING FINISHES



Garage



House



PROPOSED FINISHES



Garage

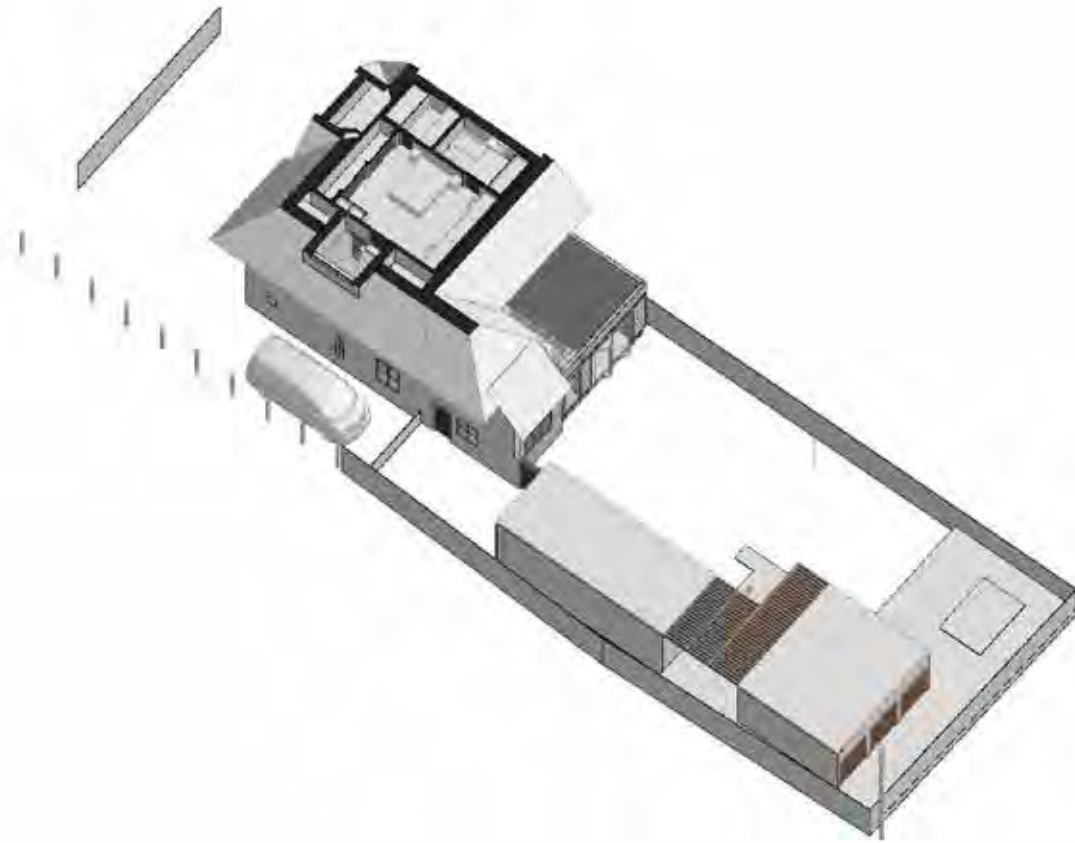


House

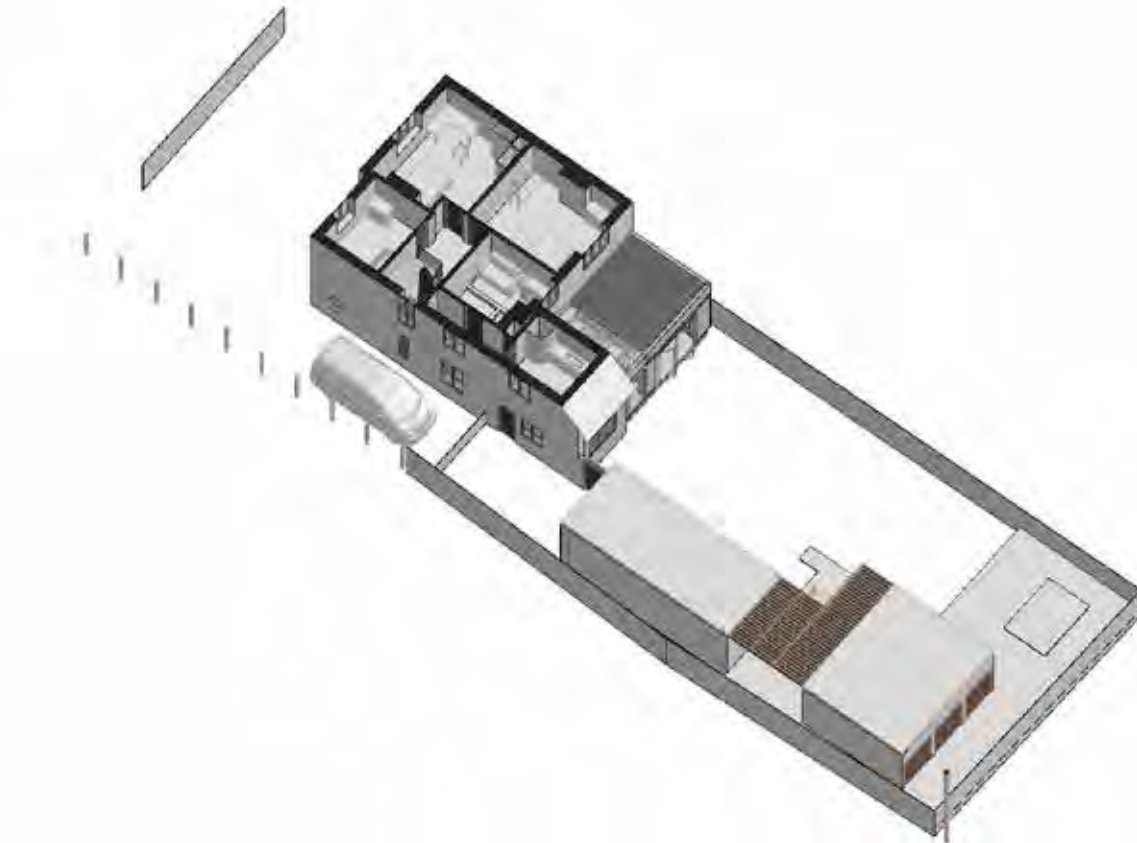


- DESIGN PROPOSAL -

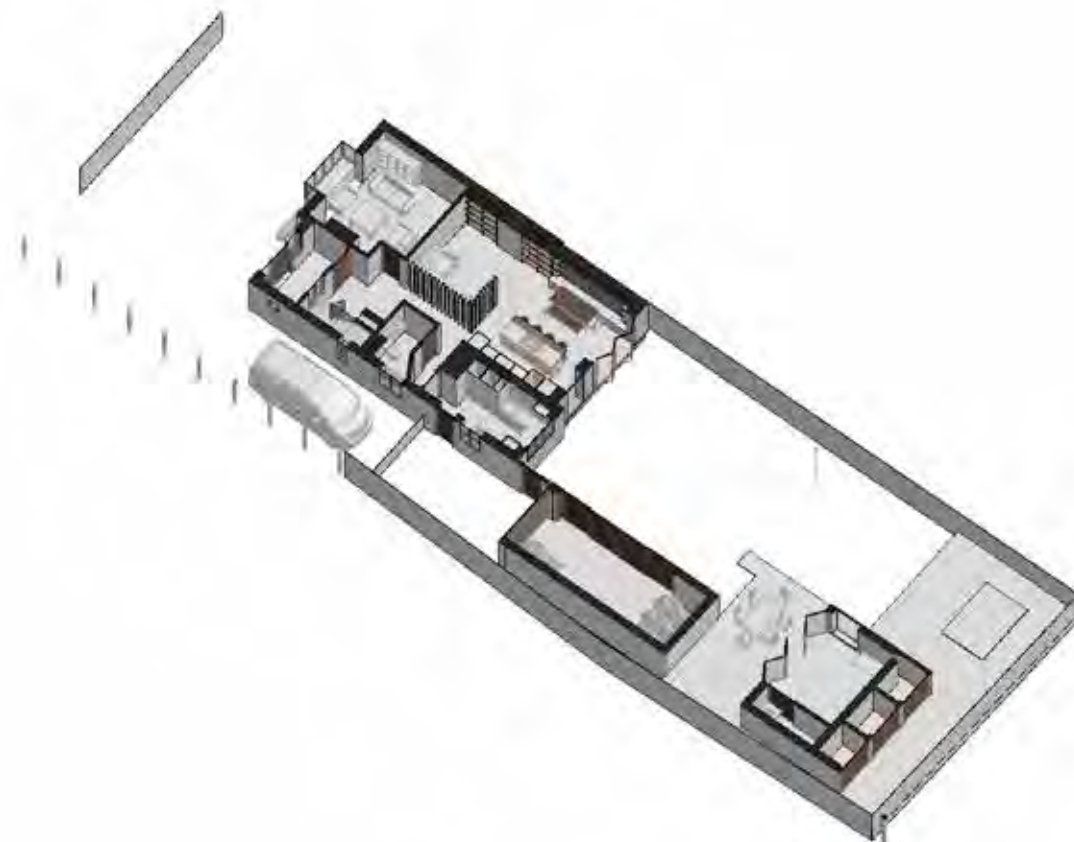
PLANS



SECOND FLOOR



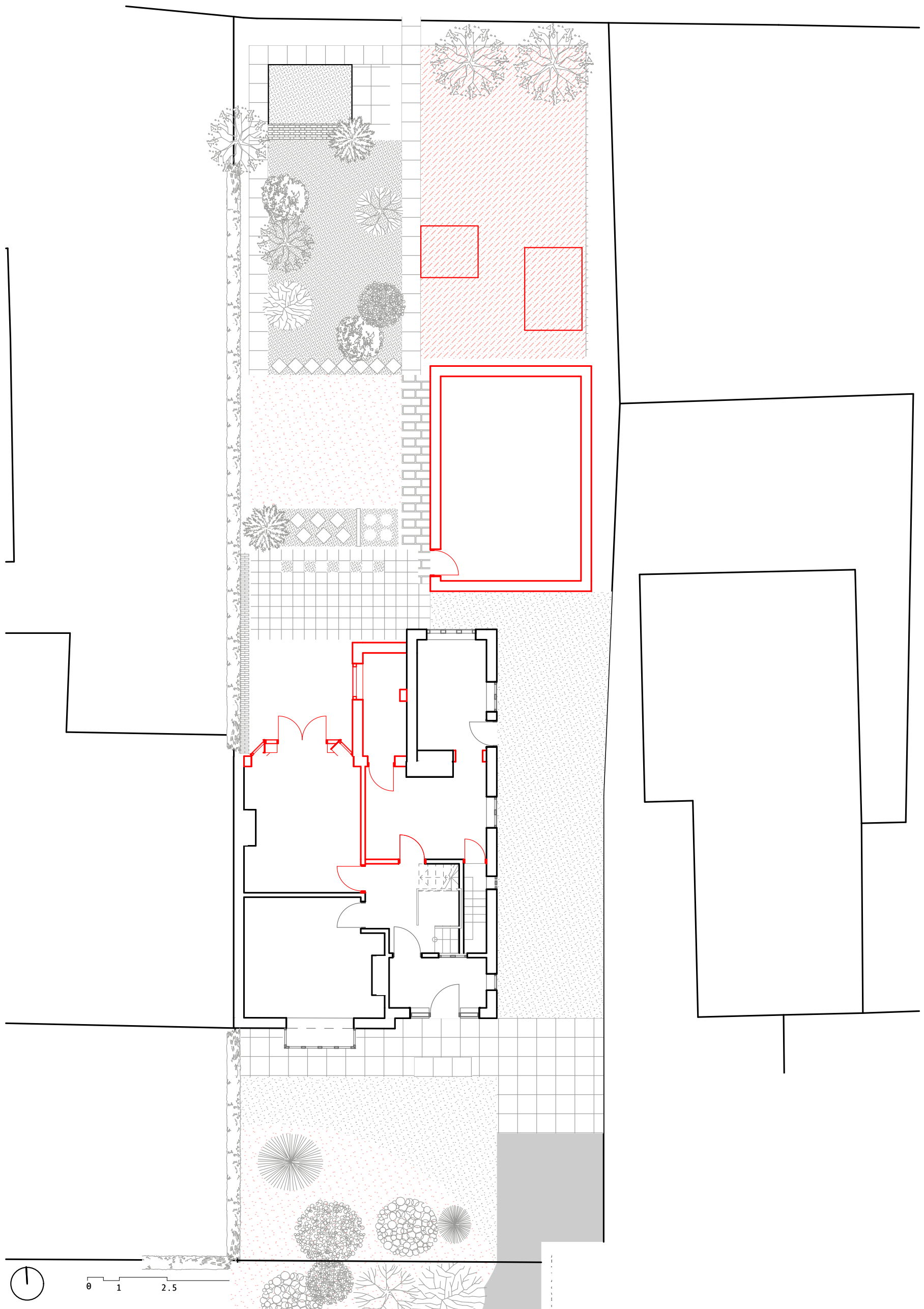
FIRST FLOOR



GROUND FLOOR

- DESIGN PROPOSAL -

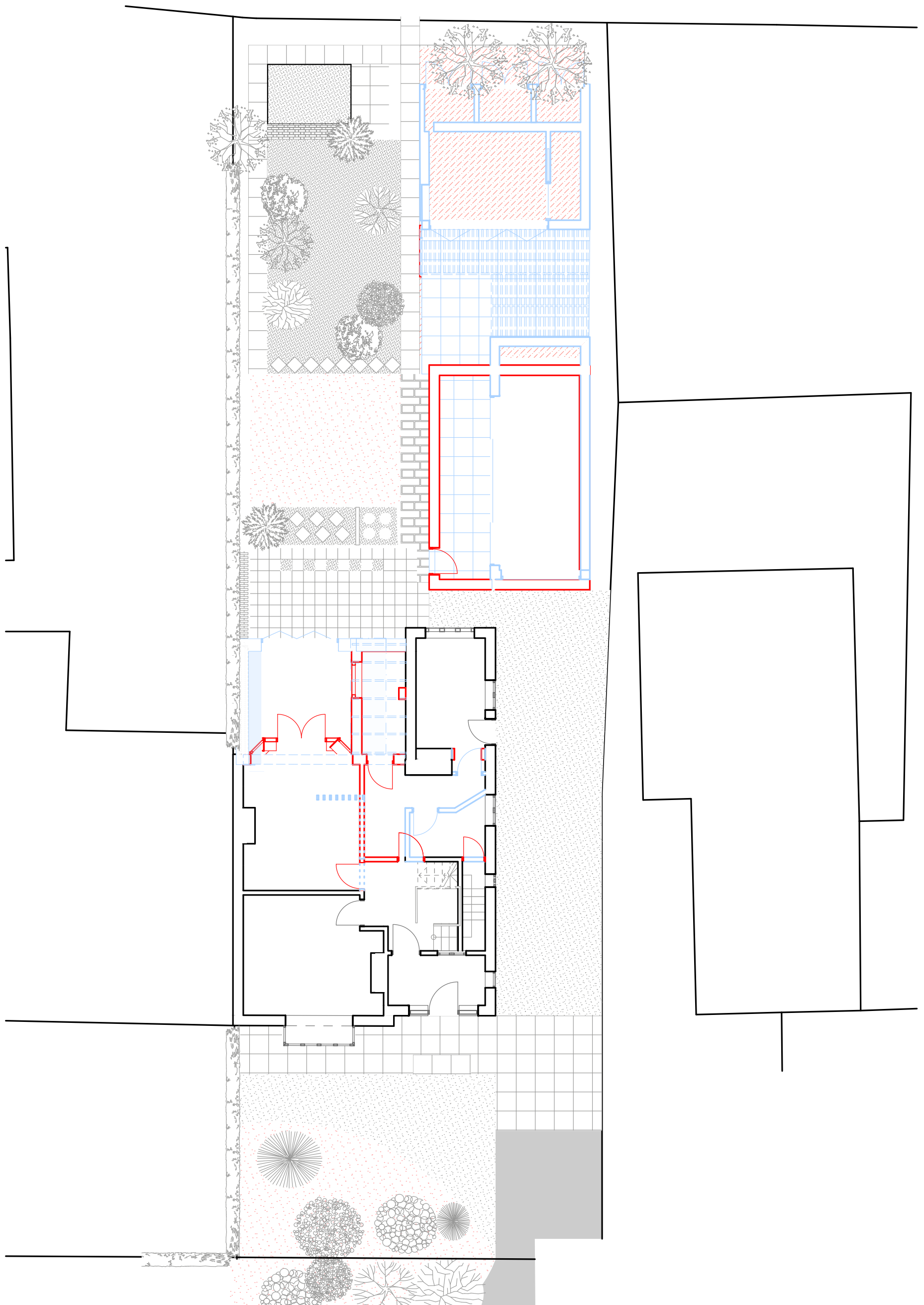
DEMOLITION



GROUND FLOOR

- DESIGN PROPOSAL -

PROPOSED OVER DEMOLITION



GROUND FLOOR

- PLANNING POLICY -

1.0 INTRODUCTION

1.1 Introduction

This Supporting Planning Statement accompanies a full planning application for Rear extension, loft conversion and garden room to the existing dwelling at 1 Tennyson Avenue, Llanwern, Newport, NP18 2DY.

The purpose of this statement is to identify the relevant planning policy context and to demonstrate that the proposed development has been designed in accordance with national and local planning policy, with particular regard to design quality, residential amenity and the established character of the area.

1.2 Existing house description

The application property is a two-storey semi-detached dwelling house located on the just outside the defined settlement boundary, as defined by the Newport Local Development Plan. Tennyson Avenue is a developed parcel of 33 properties, in which this property sits at the start of this row, with Llanwern Golf Club its direct neighbour to the East. The Property's Garden faced onto the golf club grounds.

1.3 Garden Room and Garage

In the existing garden there is a garage at the front of the garden, and two small greenhouses in the disused Northwest corner. The footprint of the proposed garden room would be comparable to the sum of the two green houses and existing garage. The single-story garden room would be located along the western boundary of the garden. Our proposal reworks the existing garden, reclaiming the disused and hidden rear corners of the garden by narrowing the massing of the existing garage and erecting a garden room/ home office at the rear of the garden. From street view the flat roof proposed will hide behind the existing garage massing.

1.4 Extension

The single story rear extension infill the corner of the house between the existing kitchen and boundary of semi-detached neighbour's garden. The extension is massing is sympathetic to the existing the pitches of roof mirroring the neighbouring property. With a pitched roof on the side leaning onto the existing house and flat roof on the side of the shared boundary with the neighbour. The footprint extended from the existing is 3.6m by 3.62m with a flat roof of 2.8m. The extension exterior wall will be set back slightly from the boundary instead of continuing the line of the boundary wall. All added glazed elements are facing directly onto client's garden. It will be finished in materials to match the host property.

1.5 Loft conversion

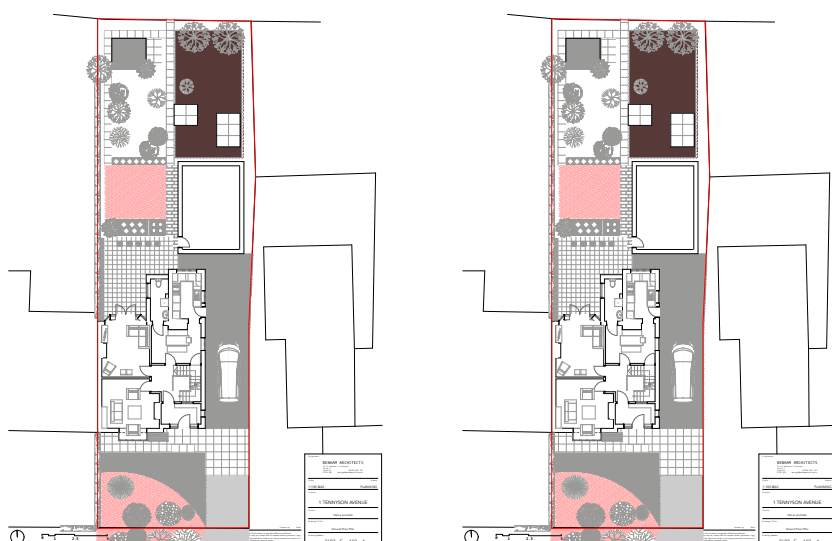
The Loft conversion will make use of the height in the existing attic space, favouring the installation of Velux windows instead of dormers. The only dormer added is necessary to facilitate stairs and is on the Western face of the roof. Having no impact on neighbouring properties (as the golf club is the neighbour on the properties western boundary).

1.6 Summary

Proposed Rear extension, loft conversion and garden room
1 Tennyson Avenue, Llanwern, Newport, NP18 2DY.

Location Area: Llanwern & Langstone

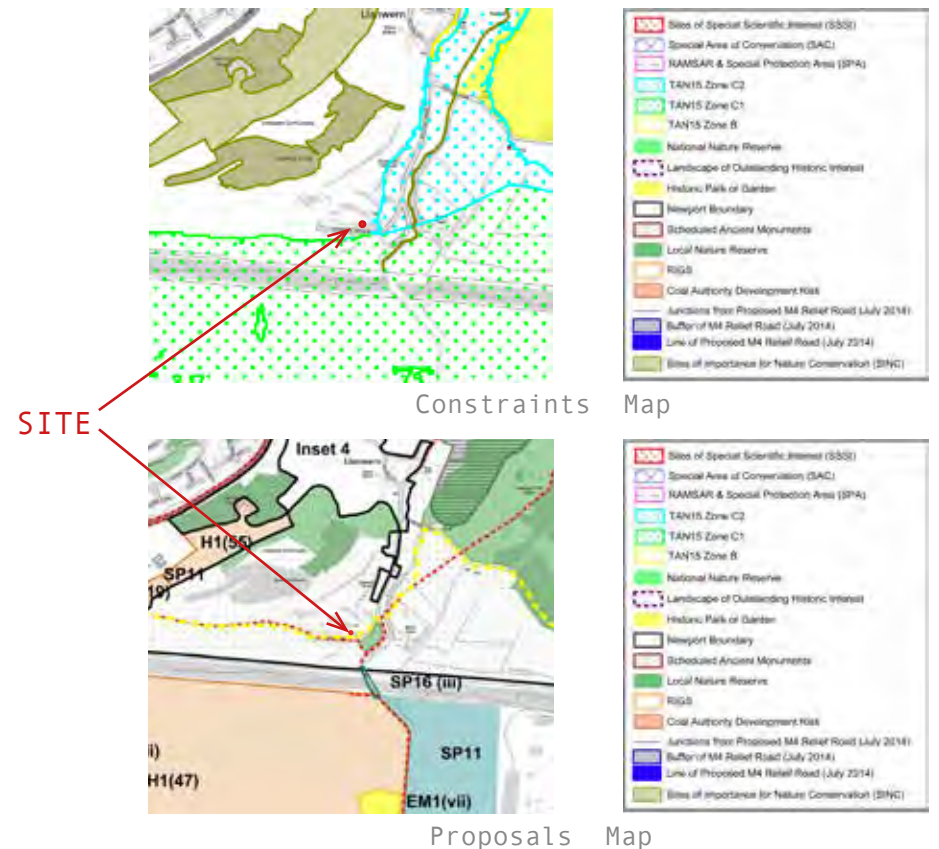
Local Planning Authority: Newport City Council



2.0 LOCAL PLANNING AUTHORITY

The site falls within the administrative area of Newport City Council, which is the Local Planning Authority (LPA) for the purposes of this application.

The Planning Policy assessment is undertaken against national Welsh planning policy and the adopted Newport city Development Plan, together with relevant Supplementary Planning Guidance, all of which are material considerations in the determination of the application.



3.0 NATIONAL PLANNING POLICY CONTEXT (WALES)

3.1 Planning Policy Wales (PPW)

The proposal has been assessed against Planning Policy Wales (PPW) - Edition 12, which establishes the overarching framework for land-use planning in Wales.

PPW places strong emphasis on:

Sustainable development;

- High-quality, context-led design;
- Protection of residential amenity;
- Efficient use of land within existing settlements.

Development proposals are expected to respond positively to their site context and surroundings, without causing unacceptable harm to neighbouring occupiers or the character of the area. These principles have informed the design and assessment of the proposed extension.

3.2 Technical Advice Notes (TANs)

Relevant Technical Advice Notes (TANs) are considered material where applicable. In the context of this proposal, particular regard has been had to guidance relating to:

Design;

- Residential amenity; and
- Sustainable construction and environmental considerations.

4.0 LOCAL DEVELOPMENT PLAN CONTEXT - NEWPORT

4.1 Newport Local Development Plan (LDP)

The Proposal has been reviewed against the adopted Newport Local Development Plan (LDP) 2011-2026 (2015). The site Lies outside the Newport settlement boundary, making this application categorised by extensions and outbuildings in the countryside. It is not in a Historical or Nature Conservation area or a site of special interest.

4.2 Key Chapters within the LDP

- SP5 Countryside
- GP2 General Amenity
- GP6 Quality of Design
- H7 Annexes to Residential dwellings
- H11 Outbuildings and Extensions in the countryside
- H13 Extensions to dwellings in the countryside

- PLANNING POLICY -

4.3 Key Policy Themes Relevant to the Proposal

While policy references are applied holistically, the following themes are particularly relevant to the proposed Rear extension, loft conversion and garden room:

- Design quality and Character

Development should respect the scale, form, massing and appearance of the existing dwelling and the surrounding residential context. Extensions should appear subordinate to the host building.

- Residential Amenity

Proposals must safeguard the amenity of neighbouring occupiers. Regard is given to privacy, outlook, daylight, sunlight and overbearing impacts. Developments must aim to protect the living conditions of neighbouring residents and ensure acceptable standards for future occupiers.

- Countryside and Landscape Protection

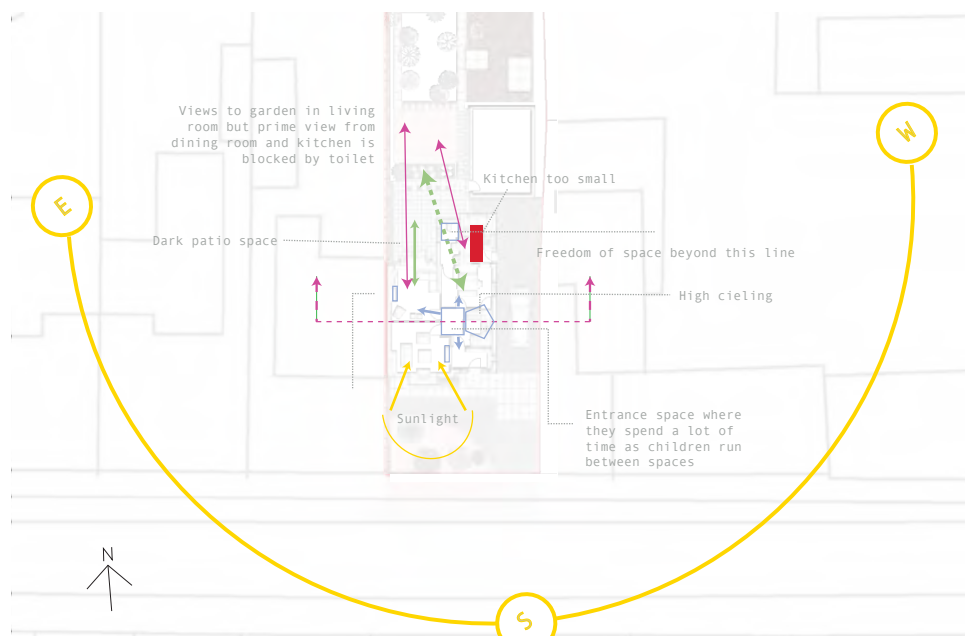
Development within existing residential plots should make effective use of land without resulting in overdevelopment. Appropriate scale of development is relevant to prevent overdevelopment in the countryside and safeguard rural character and environmental quality.

5.0 SUPPLEMENTARY PLANNING GUIDANCE

The proposal has had regard to Newport City County Council, which expands upon the requirements of the LDP. Relevant SPG themes include:

- Design principles for domestic extensions;
 - The relationship between new development and existing dwellings; and
 - The impact of development on neighbouring properties.
- SPG is treated as a material consideration in determining planning applications and has informed the design approach taken.

6.0 SITE CONTEXT AND CONSTRAINTS



6.1 Conservation Area

The site has been reviewed in relation to designated Conservation Areas. Based on review of the Council's published mapping, the property is not located within a designated Conservation Area.

As such, the proposal is not subject to Conservation Area controls; however, the design has nonetheless sought to respond appropriately to local character.

6.2 Heritage Assets

No listed buildings or other designated heritage assets have been identified on or immediately adjacent to the site at this stage.

Notwithstanding this, the proposal has been designed to respect the character and appearance of the surrounding residential area.

6.3 Residential Context

Tennyson Avenue is characterised by established residential development of a domestic scale. The proposed rear extension, loft conversion and garden room has been designed to respond to the scale and pattern of surrounding dwellings, maintaining appropriate separation distances and avoiding unacceptable impacts on neighbouring properties.

6.4 Trees, Ecology and Landscape

Any existing trees, boundary treatments or landscape features within or adjacent to the site have been considered in the design process. Should protected trees or ecological constraints be identified during the application process, appropriate mitigation measures or supporting information will be provided as required.

7.0 PLANNING HISTORY

The site does not have any previous planning permission granted. However, within the small parcel of homes of Tennyson Avenue many have had approved rear extensions, given the spacious plots and gardens, development is common and largely accepted.

8.0 DESIGN AND APPROACH AND PLANNING CONSIDERATIONS

The proposed development has been guided by the following principles:

- Careful control of scale, height and massing to avoid visual dominance
- A design approach that aligns with local character through proportion, materials and detailing.
- Window positioning and layout arranged to protect neighbouring privacy and residential amenity; and
- A form of development that represents a logical and coherent evolution of the existing house.

The single-story rear extension has been designed to integrate sympathetically to the pattern of the existing semi-detached house, conscious and considerate of attached neighbouring property, both aesthetic and amenity. The garden room has been designed to read as minimal change to the existing garage, while improving amenity use for current and future residents. The loft conversion has been designed to work with the existing facilities of the current dwelling with careful aesthetic materiality and details to ensure good quality design to exterior of house (dormer and Velux). Minimise visually overbearing or offensive roof form- avoid raising roof.

9.0 CONCLUSIONS

The proposed Rear extension, loft conversion and garden room to the existing dwelling at 1 Tennyson Avenue, Llanwern, Newport has been designed in accordance with Planning Policy Wales, the Newport City Council Development Plan, and relevant Supplementary Planning Guidance.

The proposal represents a proportionate and well-considered form of development within an established residential area, with careful regard to design quality, residential amenity and local character. The site is not located within a Conservation Area and is not subject to known planning constraints that would preclude the proposed works.

The development is therefore considered acceptable in planning terms and suitable for approval, subject to the Local Planning Authority's detailed assessment of the submitted drawings and supporting information.

- GREEN INFRASTRUCTURE STATEMENT -

Proposed rear extension and garden room

1. INTRODUCTION

This Green Infrastructure (GI) Statement has been prepared in support of the planning application for alterations at 1 Tennyson Avenue. The statement responds to the Local Planning Authority's request and outlines how green infrastructure has been considered as part of the proposals, in a manner proportionate to the scale of development. The proposals comprise the demolition of an existing single-storey conservatory, the erection of a larger rear extension (part single storey, part two storey), and the construction of a garden room within the rear garden.

2. SITE DESCRIPTION AND CONTEXT

The application site is an existing residential dwelling with a private rear garden.

- The current rear extension footprint is occupied by a single-storey conservatory and adjoining paved area.
- The rear garden includes areas of soft landscaping with several existing bushes, which are intended to be retained.
- Mature trees are located at the far end of the garden on neighbouring land, along the boundary with the adjacent school site. These trees are outside the application site and will not be affected by the proposed works.
- No tree removal or works to boundary vegetation are proposed.

The proposals are therefore focused on an already developed part of the site and avoid encroachment into higher-value green areas of the garden.

3. EXISTING GREEN INFRASTRUCTURE

The site's existing green infrastructure consists of:

- Private rear garden with permeable ground and planting
- Existing bushes within the garden, intended to remain as existing
- Trees located on neighbouring land along the rear boundary, providing wider ecological and visual value.

The existing conservatory and adjacent hard standing are of limited green infrastructure or biodiversity value.

4. GREEN INFRASTRUCTURE DESIGN APPROACH

The scheme has been developed regarding a proportionate green infrastructure approach:

- **Avoidance:**
The extension is located primarily over the footprint of the existing conservatory and paving, avoiding the need to remove established planting.
- **Minimisation:**
The scale of the extension has been designed to retain the majority of the rear garden as soft landscaped space.
- **Potential enhancement:**
The proposals allow for the introduction of new green infrastructure elements, as outlined below.

5. POTENTIAL GREEN INFRASTRUCTURE MEASURES

5.1 GREEN ROOF

There is the potential for a green roof to be provided to the single-storey element of the rear extension. Subject to detailed design and technical considerations, this could:

- Provide additional biodiversity value compared to a conventional roof
- Contribute to the attenuation of surface water run-off; and
- Assist in improving the environmental performance of the extension.

The detailed specification and planting mix would be confirmed at a later stage.

5.2 RETENTION OF EXISTING LANDSCAPING

- Existing bushes within the rear garden are intended to be retained.

- No works are proposed to the trees located on neighbouring land at the rear of the site.

5.3 Biodiversity enhancements

There is the potential to incorporate small-scale biodiversity enhancements appropriate to a domestic setting, which may include:

- Bird boxes fixed to the garden room, positioned to avoid disturbance; and
 - wildlife-friendly planting within retained garden areas.
- These measures would be proportionate to the scale of development and subject to detailed design and homeowner preference.

6. CONSTRUCTION AND PROTECTION MEASURES

During construction, good practice measures would be implemented to protect retained garden areas and planting, including:

- limiting construction activity and storage to defined areas; and
- avoiding damage or compaction to retained landscaped areas where practicable.

7. CONCLUSION

The proposals have been developed with consideration of green infrastructure in a manner appropriate to a small-scale residential extension. The scheme:

- largely replaces existing built and hardstanding areas.
- avoids impacts on existing planting and nearby trees; and
- provides the potential for modest green infrastructure and biodiversity enhancements.

Overall, the proposals demonstrate that green infrastructure has been considered and can be integrated proportionately within the development.

- PRECEDENTS -



Plywood kitchen with
pops of colour



Views to Garden



Window while cooking



- PRECEDENTS -



Plywood kitchen with
pops of colour



Open plan living



Visual connection to garden from entry



Under stair storage

