



Planning Statement

for
Single storey rear extension at

**26 Old Park Road,
Bassaleg,
Newport
NP10 8BR**



Author: Laura Borley, Agent

Applicant: Rodney & Ellen Pelzel

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1.0 INTRODUCTION

This document has been prepared by Laura Borley of Borley Architectural Design to accompany application for Householder Planning on behalf of Mr and Mrs Pelzel (hereinafter referred to as ‘the applicants’). The application seeks consent for a single-storey rear extension at 26 Old Park Road, Bassaleg, Newport, NP10 8BR. The statement describes the site and proposed development and assesses the proposal against the relevant local and national planning policies, with particular regard to design, residential amenity, flood risk and biodiversity enhancement.

This Statement should be read in conjunction with the following supporting documents:

- A101: Location Plan and Block Plan as Existing
- A110: Floor Plans as Existing
- A120: Elevations as Existing
- A200: Block Plan as Proposed
- A210: Floor Plans and Visual as Proposed
- A220: Elevations as Proposed

2.0 SITE LOCATION

The application site comprises a detached two-storey dwelling at 26 Old Park Road, Bassaleg, Newport, NP10 8BR. The property is situated within an established residential area characterised predominantly by detached dwellings set within generous private plots.

The dwelling is positioned centrally within the site, with off-road parking to the front and an enclosed private garden to the rear. The rear garden is bounded by timber fencing and provides good separation from the surrounding properties. Neighbouring dwellings are also set back from the shared boundaries, creating an open and spacious pattern of development.

The existing property is finished in red facing brickwork beneath a hipped concrete-tiled roof. Its rear elevation incorporates an existing single-storey lean-to element on the left-hand side, together with ground- and first-floor windows and doors. The property is not located within a conservation area and is not a listed building.

2.1 Location:

Easting: 328361 Northing: 186776

3.0 THE PROPOSAL

3.1 The application seeks full planning permission for the construction of a single-storey rear extension at 26 Old Park Road. The extension would project approximately 5 metres from the existing rear elevation and has been designed in direct response to the established form of the dwelling. The existing lean-to roof on the left-hand side would be extended outward, continuing its established pitch to form the ridge and gabled element of the proposal. This would connect with a lower flat-roofed section extending across the remainder of the rear elevation

3.2 The combination of pitched and flat roof forms would break up the overall scale and mass of the extension, while providing a coherent visual relationship with the host dwelling. The proposal would remain single-storey and subordinate to the principal two-storey form of the property.

The external walls would be finished in red multi-facing brickwork, with flush concrete roof tiles to complement the existing dwelling. The proposed windows and doors would have white uPVC frames, with black uPVC rainwater goods.

The development would provide additional living accommodation while retaining approximately 88 m² of usable private amenity space within the rear garden. The proposal also incorporates a native sparrow terrace and a planting bed containing assorted wildflowers as biodiversity and green-infrastructure enhancements.

4.0 POLICY CONTEXT

4.1 Planning applications must be determined in accordance with the adopted LDP unless material considerations indicate otherwise. The statutory development plan for the site comprises the

Newport LDP (2011–2026), alongside relevant national planning policy and supplementary guidance. The policies of principal relevance to the proposal are:

- Policy GP2 – General Amenity, which requires development to avoid an unacceptable effect on the amenity of neighbouring occupiers, including privacy, outlook, daylight and overbearing impact.
- Policy GP6 – Quality of Design, which requires development to achieve a high standard of design that responds appropriately to the site and its surroundings. Relevant considerations include scale, form, materials, appearance and the relationship between the development and the existing building.
- Policy GP5 – Natural Environment, which seeks to protect and enhance features of ecological value and encourage opportunities for biodiversity enhancement.

4.2 The proposal should also be considered against Newport City Council’s relevant supplementary planning guidance for householder development. This provides more detailed guidance concerning the scale and design of residential extensions, their relationship with the host dwelling, the protection of neighbouring amenity and the retention of adequate private amenity space.

4.3 At the national level, Planning Policy Wales, Edition 12 (PPW12) promotes good design, placemaking and development that responds positively to its context. It also requires a proportionate green-infrastructure approach and seeks a net benefit for biodiversity. The design principles contained within TAN12: Design are also relevant, including the need for development to respect local character, provide an appropriate visual relationship with existing buildings and avoid unacceptable effects upon neighbouring properties.

4.4 The proposal has therefore been assessed principally in relation to its design and relationship with the existing dwelling, its effect upon neighbouring residential amenity, the amount and quality of retained private amenity space, and the biodiversity and green-infrastructure enhancements incorporated within the development.

5.0 DESIGN APPROACH

5.1 Scale and form

The extension would remain entirely single-storey and clearly subordinate to the principal two-storey dwelling. Its height and massing have been moderated through the use of two complementary roof forms rather than a single continuous roof extending across the full rear elevation.

The pitched element has been designed as a direct continuation of the existing lean-to roof on the left-hand side of the dwelling. The established roof pitch would extend outward to form the ridge and

gabled element of the proposal before connecting with the adjoining flat-roofed section. This approach creates a clear architectural relationship with the host dwelling while dividing the extension into distinct elements and reducing its overall visual mass.

The lower flat-roofed section would sit comfortably beneath the first-floor windows and preserve the visual distinction between the original two-storey house and the proposed addition. The extension would therefore read as a coherent but subordinate addition rather than competing with the scale or form of the existing dwelling.

The proposed red multi-facing brickwork, flush concrete roof tiles, white uPVC windows and doors and black rainwater goods have been selected to complement the established material palette of the property. The proposal would consequently accord with Policy GP6 by responding appropriately to the scale, form, proportions and appearance of the host dwelling.

5.2 Siting

The extension would be positioned to the rear of the property, where its visual effect upon Old Park Road and the wider street scene would be limited. Its siting follows the established footprint and alignment of the dwelling and makes efficient use of the rear garden without producing a cramped pattern of development.

No. 26 occupies a generously proportioned detached plot, with meaningful separation retained between the extension, the site boundaries and surrounding dwellings. The neighbouring properties are also set away from the shared boundaries, providing additional physical separation between the proposed development and nearby residential accommodation.

Despite its 5-metre projection, the extension would retain approximately 88 m² of usable private amenity space. The remaining garden would continue to provide an appropriate, functional external area for the occupants and maintain a suitable balance between built development and open space. The proposal would therefore not constitute an overdevelopment of the site.

5.3 Residential amenity

The single-storey height, moderated roof forms and physical separation from adjoining dwellings would limit the extension's effect upon neighbouring outlook and daylight. Its scale and position would ensure that it would not appear unacceptably dominant or overbearing when experienced from adjoining properties or gardens.

The proposal would not introduce elevated external areas or upper-floor windows. Any views from the new ground-floor accommodation would be moderated by its low-level position, separation from neighbouring dwellings and the existing boundary enclosures. It would therefore not result in a material loss of privacy or unacceptable overlooking.

Following completion of the extension, approximately 88m² of private amenity space would remain within the rear garden. This would comprise a substantial, practical and readily usable area of external space, sufficient to meet the recreational and domestic needs of the occupants. The retained garden would preserve an appropriate balance between built development and open space and ensure that the proposal would not result in a cramped or overdeveloped site.

The development would not alter the established residential use of the property or introduce any activity likely to cause material noise or disturbance. The proposal would therefore safeguard the living conditions of both the occupants of the application property and neighbouring residents, in accordance with Policy GP2 (General Amenity) of the Newport LDP.

6.0 GREEN INFRASTRUCTURE AND BIODIVERSITY ENHANCEMENT

5.1 Green Infrastructure Statement

PPW12 requires development proposals to follow the step-wise approach and secure a net benefit for biodiversity through the protection, enhancement and long-term management of green infrastructure. Regard has also been given to Policy GP5 (Natural Environment) of the Newport LDP and the biodiversity and resilience objectives established by the Environment (Wales) Act 2016. The proposed extension would be constructed principally over an area of existing artificial lawn and hard landscaping, which has negligible ecological value. No trees, hedgerows or other established habitats would be removed or adversely affected by the development. The proposal would therefore avoid the loss of any significant green-infrastructure features.

To provide a proportionate net benefit for green infrastructure, a permanent planting bed or raised planter measuring approximately 3 m² would be installed adjacent to the east-facing elevation of the extension. This would contain a varied selection of native, shade-tolerant flowering species selected to provide nectar and pollen across an extended flowering season.

The planting would be undertaken during the first appropriate planting season following completion of the development and retained and maintained thereafter. Any plants that die, become diseased or fail to establish would be replaced during the next available planting season.

Refer to drawing ref A200 (Block Plan as Proposed), measure G1 for location.

5.2 Biodiversity Enhancement Measures

Provide and install one Schwegler 1SP Sparrow Terrace, or an equivalent durable integrated nesting feature suitable for house sparrows, on the north-east-facing external wall of the dwelling. The terrace shall be positioned approximately 2–4 metres above ground level, beneath the eaves where practicable, with an unobstructed flight path and away from external lighting. It shall be installed before completion of the development and permanently retained thereafter. Refer to drawing ref A220 (Elevations as Proposed), measure B1 for location.

7.0 FLOOD RISK AND DRAINAGE

Whilst it is acknowledged that the site lies within Flood Zone 2 for rivers, the proposal comprises a single-storey extension to an established dwelling and would not introduce an additional residential unit or more vulnerable use. Surface-water runoff would utilise the existing surface-water drainage arrangements serving the property, subject to verification and any necessary improvement during the detailed design and building-regulations stages.

It is also relevant that the Flood Zone 2 designation extends across the wider established residential estate and is not specific to the application property. The area remains in active residential use, with a number of nearby properties having accommodated extensions of a comparable domestic scale. While each proposal must be assessed on its individual merits, this provides relevant context in demonstrating that the development represents a conventional addition within an established residential area rather than the introduction of new residential development into an undeveloped flood-risk location.

8.0 CONCLUSION

The proposal represents a considered, site-specific addition that responds appropriately to the form and materials of the existing dwelling. Its single-storey scale and articulated pitched and flat roof forms ensure that it remains subordinate to the main house.

The generous plot, separation from neighbouring properties and retention of approximately 88m² of private amenity space prevent overdevelopment and safeguard privacy, daylight and outlook. Native planting and a sparrow terrace would provide proportionate biodiversity enhancements.

The proposal therefore complies with Policies GP2, GP5 and GP6 of the Newport LDP.