

Planning Statement

Side and rear extension to the existing dwelling house at 4 Derwent Court NP20 7xh



Site Location:	4 Derwent Court NP20 7XH
Date:	16 April 2026
Planning Authority:	Newport City Council

2.2 Existing built form

The existing block plan, prepared for planning purposes, it shows the site boundary in relation to neighbouring properties, illustrating the dwelling with a front garden and parking area and a rear garden. Refer to drawing below for existing block plan:



3. Description of Development

The proposal seeks permission for a single-storey side and rear extension to the existing dwelling. The extension is intended to provide additional internal living accommodation to meet the needs of the occupiers, while remaining subordinate to and visually compatible with the host building.

The proposed plans details a single storey extension with the following additions:

- Bedroom which is 15.2m²
- Sitting area which leads into the rear garden which is 13.9 m²
- Additional bathroom which is 3 m²
- Storage of 10 m²

4. Planning Policy Context

Local Planning Policy Newport

The development plan for the area is the Adopted Newport Local Development Plan (LDP) 2011–2026, which forms the primary basis for determining planning applications within Newport.

Of particular relevance to the proposal is General Development Principles, which requires development to be well designed, appropriate in scale, and to respect the character of the surrounding area while safeguarding the amenities of neighbouring occupiers. The proposed side and rear extension has been designed to remain subordinate to the host dwelling and to integrate with the existing residential context, thereby complying with these principles.

In addition, Newport City Council has adopted Supplementary Planning Guidance (SPG) on House Extensions and Domestic Outbuildings, which provides detailed advice on the design, scale, siting, and amenity impacts of residential extensions. The proposal accords with this guidance by maintaining adequate private amenity space, using appropriate materials, and avoiding adverse impacts such as overlooking or overbearing effects on neighbouring properties.

National Planning Policy – Wales

At the national level, the proposal has been considered against Planning Policy Wales (PPW), which sets out the Welsh Government's land-use planning policies and is a material consideration in all planning decisions. PPW promotes sustainable development, high-quality design, and the efficient use of existing residential land, including the extension and adaptation of existing dwellings to meet household needs.

PPW emphasises that development should enhance the quality of the built environment, respect local character, and protect residential amenity. The proposed extension represents an appropriate form of small-scale householder development that reuses an existing residential plot without encroaching onto surrounding land, and therefore aligns with these objectives.

Having regard to the adopted Newport LDP, relevant Supplementary Planning Guidance, and national policy set out in Planning Policy Wales, the proposed side and rear extension is considered acceptable in principle. It represents a sustainable, well-designed form of development that respects the character of the area and safeguards residential amenity, and is therefore compliant with both local and national planning policy.

5. Material Planning Considerations

Principle of Development

The principle of extending the existing dwelling at 4 Derwent Court is acceptable in planning terms. The site lies within an established residential area where domestic extensions are common and are supported in principle by local and national planning policy. Both the Adopted Newport Local Development Plan (2011–2026) and Planning Policy Wales support the extension and adaptation of existing dwellings to meet the changing needs of households, if proposals are well designed and do not result in unacceptable impacts on the character of the area or neighbouring amenity.

The proposed side and rear extension represents a modest form of householder development that remains within the curtilage of the existing dwelling and makes efficient use of an existing residential plot. The proposed development, as illustrated on the submitted proposed block plan and elevations, is clearly subordinate to the host dwelling and does not introduce a new or intensified use of the site. It therefore accords with Policy GP5 (General Development Principles) of the Newport LDP, which allows development where it is appropriate in scale, design, and location.

Furthermore, the proposal aligns with the Council's adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance, which establishes that extensions are acceptable in principle where they respect the form of the original dwelling, the character of the surrounding area, and the living conditions of neighbouring occupiers. As such, there is no policy objection to the principle of the proposed side and rear extension, which is considered appropriate and sustainable development in this location.

Design and Appearance

The scale, form, and design of the proposed extension have been carefully considered to ensure that it respects the character and appearance of the existing dwelling and the surrounding residential area. The proposal accords with General Development Principles of the Newport Local Development Plan, which requires development to be of an appropriate scale and design and to integrate satisfactorily with its surroundings. The design also follows the principles set out in the Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance, which seeks high-quality, subordinate additions that are visually compatible with the host property. Materials will be selected to match or complement the existing dwelling, ensuring the extension reads as a coherent and complementary addition rather than an intrusive or dominant feature.

Residential Amenity

The proposed development has been designed to avoid unacceptable impacts on neighbouring residential amenity, in accordance with the Newport LDP, which requires

development to safeguard the amenities of existing occupiers. Due to its scale, siting, and orientation, the extension will not result in significant overlooking, loss of privacy, loss of light, or overbearing impacts to adjacent properties. The proposal also complies with the guidance contained within the Council's adopted House Extensions SPG, which emphasises the importance of protecting neighbouring living conditions. Adequate private amenity space will be retained for the host dwelling, consistent with local policy and guidance.

Highways and Parking

The proposal does not alter the existing access arrangements or reduce on-site parking provision. In accordance with the Newport LDP and the Council's Parking Standards Supplementary Planning Guidance, the development will not give rise to highway safety concerns. As the proposal involves an extension to an existing single dwelling, it is not expected to result in a material increase in traffic movements, and the existing parking and access arrangements remain sufficient to serve the property.

Planning Balance

The planning balance is firmly in favour of the proposed development. The proposal comprises a modest side and rear extension within the curtilage of an existing dwelling in an established residential area, a form of development that is supported in principle by the Newport Local Development Plan and by Planning Policy Wales, which encourages the efficient adaptation of existing housing stock. The development has been carefully designed to remain subordinate to the host dwelling, to respect the character and appearance of the surrounding area, and to avoid harm to neighbouring residential amenity, in accordance with the Council's adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance. There are no adverse impacts on highway safety, parking provision, or the living conditions of adjoining occupiers, and no policy conflicts have been identified. As such, there is no material harm arising from the proposal, and when assessed against the development plan and material considerations as a whole, the benefits of supporting appropriate household needs clearly outweigh any perceived impacts. On this basis, the planning balance weighs decisively in favour of the proposal and planning permission should be granted.

6. Conclusion

The proposed side and rear extension at 4 Derwent Court represents a modest and well-considered form of householder development that is appropriate to the site and its residential context. The proposal complies with the relevant policies of the Newport Local Development Plan and with Planning Policy Wales by delivering a high-quality design that respects the character and appearance of the existing dwelling, safeguards neighbouring residential amenity, and raises no highway or parking concerns. No material planning harms

have been identified, and the development makes efficient and sustainable use of an existing residential plot to meet the needs of the occupiers. When assessed against the development plan and all other material considerations, the proposal is acceptable in planning terms and planning permission should therefore be granted.

Should the Planning Authority request any further information in order to process the planning application please contact Chadernnay Glenn at **Homz UK** (Chadernnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.