



PLANNING STATEMENT

PROPOSAL: PROPOSED RAISED PATIO, TIERED REAR GARDEN, PRIVACY SCREENING AND LANDSCAPING (PART RETROSPECTIVE)

CLIENT: AMELIA MORGAN

SITE: 35 WATERLOO ROAD, NEWPORT, NP20 4FP

DATE: APRIL 2026



1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a planning application for the creation of a raised patio, associated tiered rear garden arrangement, privacy screening, and landscaping works (part retrospective) at 35 Waterloo Road, Newport.
- 1.2 The statement provides a description of the site and its context, an outline of the proposed development, and an assessment of the scheme against relevant national and local planning policy, together with consideration of design principles, residential amenity, and access arrangements.

2.0 SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a two-storey residential property located on the western side of Waterloo Road within the Stow Hill ward of Newport. The site lies within the defined settlement boundary as identified in the Newport Local Development Plan (LDP).
- 2.2 The surrounding area is predominantly residential in character and is formed primarily of Victorian-era housing. The site is situated opposite Belle Vue Park, a designated historic park and garden, and is located in close proximity to the Belle Vue Conservation Area and the Grade II listed Waterloo Road Gatepiers and Gates.
- 2.3 The property is set back from Waterloo Road and benefits from a modest front garden enclosed by a traditional brick boundary wall. The principal private amenity space is located to the rear of the property.
- 2.4 The rear garden slopes away from the dwelling, reflecting the natural topography of the locality.



3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal seeks planning permission for the formation of a raised patio, to the rear of the property, together with associated works comprising privacy screening, a tiered garden and landscaping.
- 3.2 The raised patio is intended to extend the existing internal living space into the rear garden, providing a more functional and integrated external amenity area. The finished level of the patio is designed to tie in with the internal floor level of the dwelling to ensure a direct and practical connection between internal and external spaces.
- 3.3 The proposal also includes the installation of a privacy screen along the shared boundary with the adjoining properties to protect residential amenity and ensure appropriate levels of privacy between neighbouring occupiers.
- 3.4 The scheme incorporates tiered landscaping designed to accommodate changes in level and integrate the development into the wider garden setting.
- 3.5 A landscaping and maintenance plan has been prepared and submitted in support of the application, detailing proposed planting, treatment of boundary areas, and ongoing maintenance measures to ensure the long-term integration and upkeep of the development within its setting.

4.0 DESIGN PRINCIPLES

- 4.1 The design approach has been informed by national planning policy, including Planning Policy Wales and Technical Advice Note 12: Design, which highlight the importance of high-quality, context-sensitive development.
- 4.2 The proposed development has been carefully considered to ensure it responds appropriately to the existing site conditions and surrounding character. The design integrates the raised patio with the dwelling in a manner that is both functional and visually coherent.



- 4.3 The scheme responds to the natural slope of the rear garden through a tiered arrangement which avoids excessive alteration of the existing landform. Materials and finishes have been selected to be simple, recessive, and appropriate to a domestic residential context.
- 4.4 The privacy screens have been designed to ensure adequate separation between neighbouring properties whilst remaining visually subordinate and consistent with the domestic character of the area.

5.0 PLANNING POLICY CONTEXT

- 5.1 The proposal has been assessed against relevant national and local planning policy, including Future Wales: The National Plan 2040, Planning Policy Wales, the Historic Environment (Wales) Act 2023, Technical Advice Notes 12 and 24, and the Newport Local Development Plan (2011–2026).
- 5.2 Relevant LDP policies include Policy GP2 (General Amenity), Policy GP6 (Design Quality), Policy CE4 (Historic Parks and Gardens), and Policy CE7 (Conservation Areas).
- 5.3 The principle of residential enhancement within the settlement boundary is considered acceptable. Due regard has also been given to the proximity of designated heritage assets, including the nearby conservation area and historic parkland setting, which have informed the design approach.

6.0 HERITAGE AND VISUAL IMPACT

- 6.1 The site is located in proximity to sensitive heritage assets, including Belle Vue Park and the adjacent conservation area. Consideration has therefore been given to the visual impact of the proposed development.
- 6.2 The raised patio is located to the rear of the property and is not readily visible from surrounding viewpoints due to topography and positioning. Indeed, such views are considered to be limited and generally oblique in nature.



- 6.3 The development is modest in scale and domestic in character and will not introduce a visually dominant feature within the wider street scene or surrounding area. The proposed boundary treatments provide a degree of screening, and the use of appropriate materials ensures that the proposal integrates satisfactorily within its context.

7.0 RESIDENTIAL AMENITY

- 7.1 The proposal has been designed to ensure that there is no unacceptable impact upon the residential amenity of neighbouring occupiers.
- 7.2 The inclusion of a privacy screen along the shared boundaries will ensure that overlooking between properties is appropriately mitigated. The scale and positioning of the raised patio are such that they do not result in unacceptable overlooking, overshadowing, or overbearing impacts.
- 7.3 The proposed arrangement is consistent with other similar residential alterations within the surrounding area and maintains an appropriate level of privacy for both the application site and neighbouring properties.

8.0 ACCESS

- 8.1 The proposal does not alter existing site access arrangements and does not affect pedestrian or vehicular access to the property. No highway safety implications arise as a result of the development.

9.0 LANDSCAPING

- 9.1 The proposal incorporates a tiered landscaping scheme which has been designed to respond to the existing site levels and to integrate the built elements of the proposal within the wider garden environment.



- 9.2 The landscaping works will soften the visual appearance of retaining structures, enhance the overall quality of the garden space, and contribute positively to the green character of the area.
- 9.4 The submitted landscaping and maintenance plan provides details of planting specification, boundary treatment enhancements, and ongoing maintenance arrangements to ensure the long-term success and sustainability of the proposed development.

10.0 CONCLUSION

- 10.1 In summary, the scheme has been carefully designed to respond to site conditions and surrounding context, while ensuring that there is no harm to residential amenity or the character of nearby heritage assets.
- 10.2 The development is considered to be compliant with relevant national and local planning policies and represents an appropriate form of residential improvement which enhances the usability of the rear garden while respecting its context.