

K W DORRINGTON **ARCHITECTURAL ASSOCIATES**

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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15th January 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED EXTENSIONS AND ALTERATIONS – 31, ELAINE CRESCENT, NEWPORT, NP19 7LD.

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a planning application relating to the above property. This resubmission follows the refusal of Application number 25/0868.

This planning application is to be read in tandem with the Lawful Development Certificate submission relating to the proposed 'hip to gable' / proposed rear dormer.

BACKGROUND –

The property is a 3-bedroom interwar dwelling. There is a generous sized rear garden and existing parking to the front / side.

The property is situated next to a school, Heather Road is a bus route and the Caerleon Road shops are within easy walking distance. There is a nearby GP Surgery. Parking was not a reason for refusal in the previous application.



COMPANY NUMBER 16140564



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PROPOSED

The overall 4 elements of proposed works –

1. Single Storey Rear Extension
2. Two Storey Side Extension
3. Amended Parking Arrangement and
4. Hip to Gable Attic with Dormer

The previous application was refused and stated that the roof styles did not match. Theis amended scheme shows the two -storey extension roof as being a hipped roof, as opposed to the refused gable roof.

The single storey extension did not raise issues within the refused 25/0868 application.



The two-storey side extension is quite compact. It is set well back from the front of the property. The side window will be fixed and have obscure glazing. The roof design has been amended. The overall principle was accepted in the refused application.

The amended parking arrangement is covered under the heading Location / Parking. A separate plan shows bin and bike store locations.

The hip to gable attic conversion is indicated on the plans to reflect the true overall extent of development. The attic is covered under Permitted Development rights. See LDC Application.

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LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The nearest bus stops are within 100m of the application building. There is ample space to store bicycles, in the rear garden.

There is already tarmac off-road parking. The application proposes to widen the driveway to provide more usable parking area. Due to the topography and lack of space it will not be possible to discharge the stormwater discharge into a soakaway; permeable is also not advised in this case.

REFUGE / RECYCLE STORAGE-

There is ample space to store refuse bin and recycle bin within the curtilage – see attached plan.

ECOLOGY –

The scheme includes the installation of a bird boxes to both gable end. The elevation is well located and will provide shade for portions of the day.

The bird boxes will be constructed of woodstone.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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