



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

**Double storey side extension and associated
alterations to the existing semi-detached house
to support intergenerational living**

**2 Chapman Close, Newport, South Wales NP20
6PH**

On Behalf of Richard Whittington

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Richard Whittington (Applicant) to submit a planning application to Newport City Council (the Local Planning Authority) for a double storey side extension and associated alterations to support intergenerational living at 2 Chapman Close, Newport, South Wales, NP20 6PH (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site consists of a two-storey semi-detached dwelling at 2 Chapman Close, the property occupies a prominent and generously proportioned corner plot at the head of a cul-de-sac, benefitting from a substantial open side garden and a deep, functional rear garden.

The surrounding area is residential in character with a varied mix of semi-detached, terraced, and newer infill development. Properties to the north on Llewellyn Walk are offset and screened by soft landscaping. The location is accessible and well-served by local amenities and public transport.

There are no heritage or flood risk constraints. A protected Turkey Oak (TPO ref: 20/2008) lies to the east but outside the proposed development footprint. The site is otherwise unconstrained and represents a sustainable location for modest residential intensification.

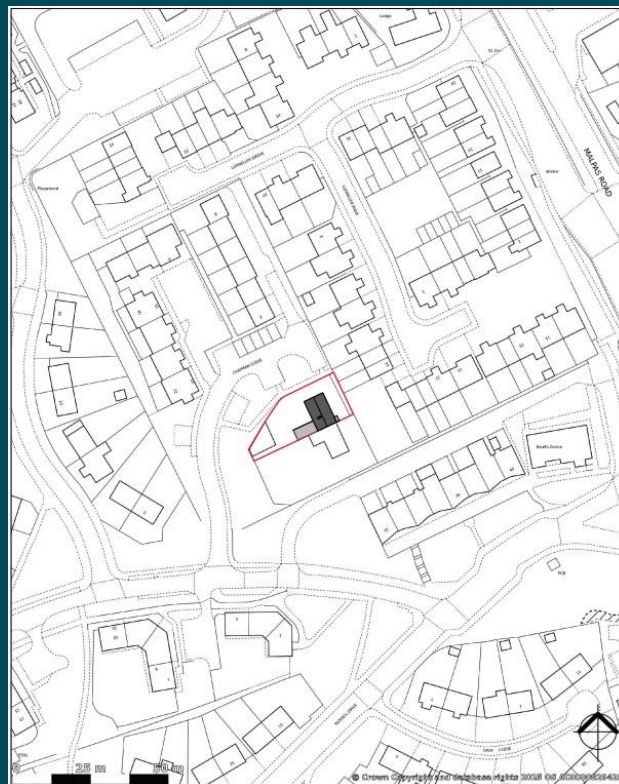


Figure 1: Site Location Plan

Site History

A review of Newport City Council's online planning register confirms there is no previous planning history associated with the dwelling at 2 Chapman Close in relation to extensions or alterations to the property.

The only recorded planning decision relevant to the site is as follows:

- Application Ref: 19/0059 – Crown reduction of Turkey Oak (TPO No. 20/2008) – Granted (06 March 2019)

This permission relates to a mature tree located adjacent to the eastern boundary of the site, which is subject to a Tree Preservation Order (TPO). The tree's protected status has been acknowledged in the design of the proposal, which avoids development within its Root Protection Area (RPA).

The Proposal

This application seeks planning permission for a two-storey side extension to the existing semi-detached dwelling at 2 Chapman Close, Newport, to enable multi-generational family living. The extension will provide additional internal accommodation across the ground, first, and loft floors, while maintaining the architectural integrity of the host dwelling and protecting neighbouring amenity.

Development Rationale

The extension is proposed to facilitate co-habitation between the property owner (the applicant's daughter) and her parents, Richard and Julie Whittington, who currently reside at 2 Cefn Rise, Rogerstone. The Applicants seek to provide financial support for urgent repairs and modernisation of the existing dwelling (e.g. roof repairs, window and door replacement, kitchen refurbishment); enable the sale of their current home to fund this work and support their daughter, a single mother of two; and live with their family as part of a retirement strategy that promotes family cohesion and intergenerational support.

This is a socially and economically sustainable proposal, aligning with Planning Policy Wales objectives to promote adaptable housing solutions that meet evolving household needs.

Location and Massing

The extension will be constructed on the eastern side elevation of the existing semi-detached dwelling, occupying part of the open side garden. The extension projects 4.7 metres in width from the side of the host dwelling and spans the entire 11.2-metre depth of the property. Notably, it includes a 3.1-metre forward projection beyond the principal front elevation, creating a modest front-facing component to accommodate new circulation and access.

The extension maintains a 1.0-metre offset from the side boundary, preventing visual enclosure and ensuring compliance with spacing guidance. The roofline is stepped down by approximately 300mm from the main ridge to reinforce its subordinate appearance.

Proposed Internal Layout

Ground Floor:

- The ground floor will accommodate an enlarged kitchen/dining room (29.66m²), extended hallway (3.6m²), and WC (2.7m²), integrated into the existing circulation space of the house.

First Floor:

- A dedicated living room (16.95m²) is positioned above the kitchen within the side extension. This space is intended to offer a private dayroom for the parents.
- Internal stairs lead from this level to the converted loft space above.

Loft Level:

- The loft is converted to provide a fifth bedroom (8.76m²) with full head height beneath a rearfacing pitched roof dormer. Ancillary facilities include a toilet/shower room (6.72m²) and eaves storage.
- Light is provided via the dormer to the rear and two Velux rooflights to the front slope (MK04/978x780mm).

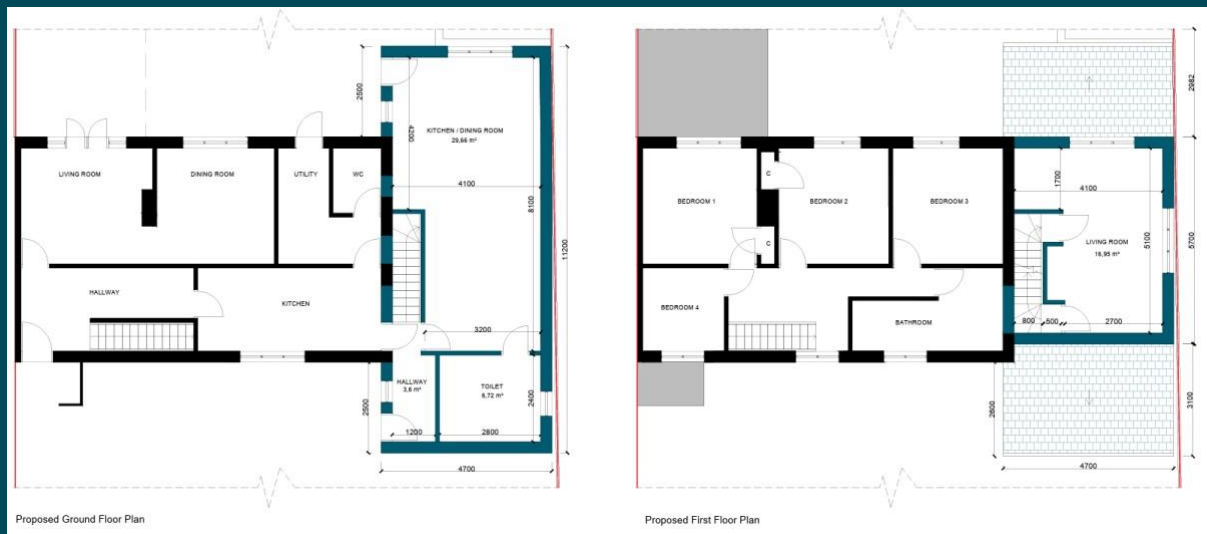


Figure 2: Proposed Ground and First Floor Plan

Volume Calculations

As per the submitted calculations, the additional roof volume associated with the proposal is as follows:

- Rear Extension Roof Volume: 4.9m³
- Front Extension Roof Volume: 7.05m³
- Main Roof Volume (Two-Storey Side Extension): 33.85m³
- Dormer Volume: 11.46m³

Total Additional Volume: 57.26m³

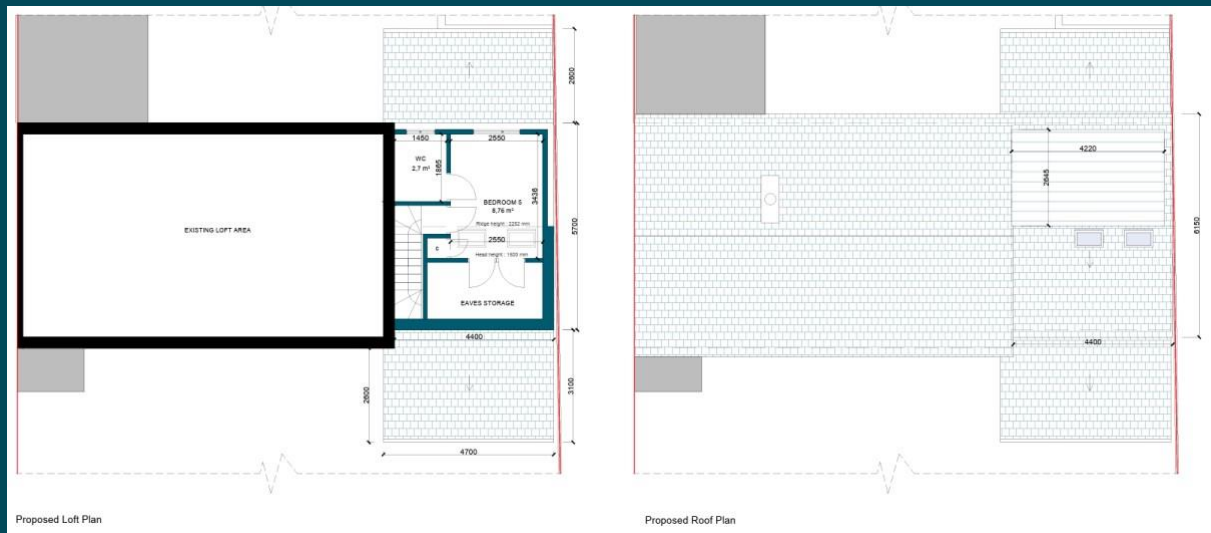


Figure 3: Proposed Loft and Roof Plan

Design and Appearance

The extension will be constructed using materials that match or complement the host property:

- Facing red brickwork;
- New concrete roof tiles (replacing aged existing tiles);
- Dark grey uPVC windows and French doors;
- Two Velux rooflights flush-mounted on the front slope; and
- Rear dormer finished in tile cladding consistent with the roof.

The design prioritises architectural coherence, ensuring the extension integrates with the original building in form, scale, and detailing, while acknowledging the distinctiveness of the new addition.

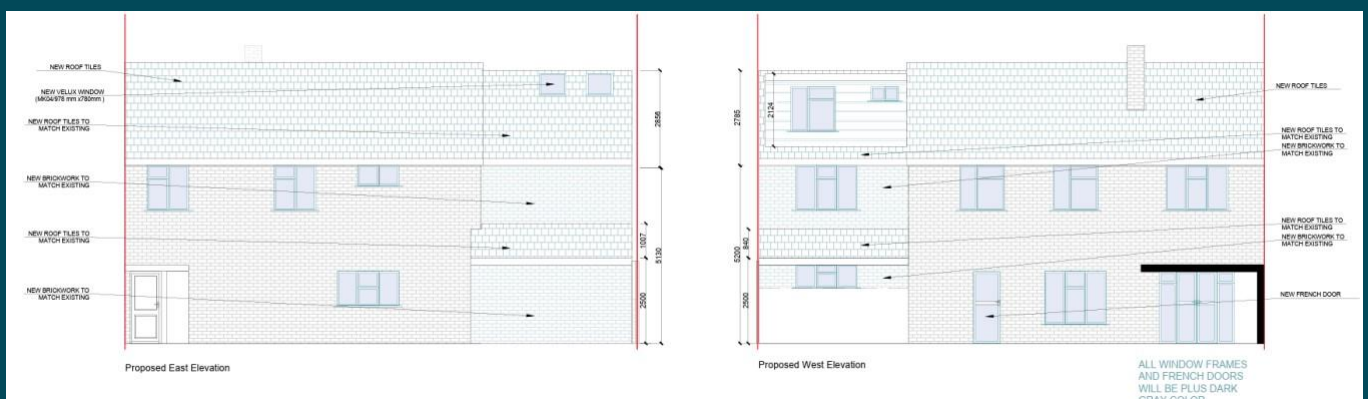


Figure 4: Proposed East and West Elevation

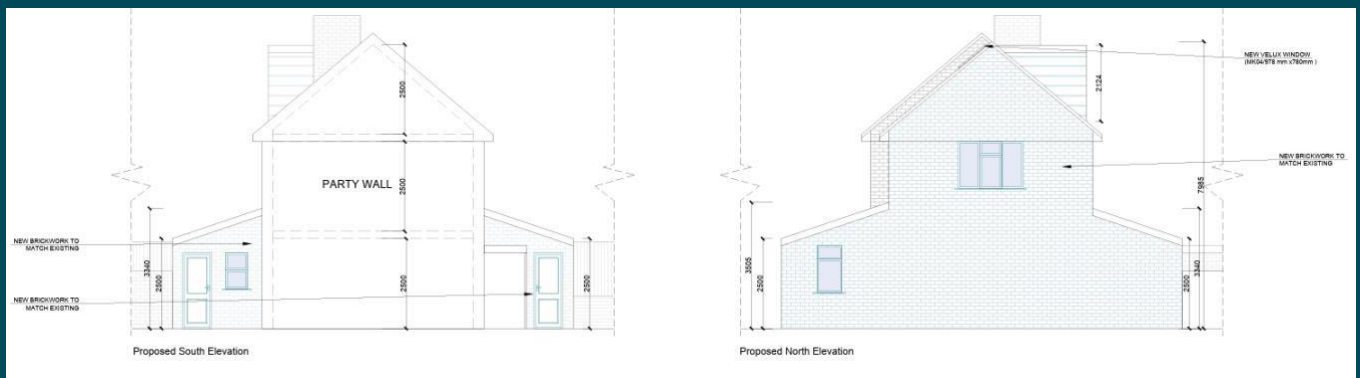


Figure 5: Proposed South and North Elevation

Access

- There will be no change to the existing vehicular or pedestrian access to the property. The development preserves ample private amenity space to the rear and side of the property.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

Planning Policy Wales (Edition 12, 2024)

- Paragraph 3.3-3.9: Good Design for Sustainable Development
- Paragraph 4.2.1: Sustainable Housing Development

Newport Local Development Plan (2015)

- Policy GP2: General Amenity
- Policy GP6: Quality of Design
- Policy H2: Housing Standards
- Policy T4: Parking

Supplementary Planning Guidance

- House Extensions and Domestic Outbuildings SPG (2020)

Technical Advice Note 12: Design (2016)

Planning Assessment

This section assesses the proposed development at 2 Chapman Close against the relevant material planning considerations, including amenity, design, character, and parking. It demonstrates clear and reasoned compliance with the national and local policy framework, supported by adopted supplementary planning guidance.

Principle of Development

The proposal relates to a domestic extension within the curtilage of an existing residential property, located within the defined urban boundary of Newport. Policy H3 of the Newport LDP and Paragraph 4.2.1 of Planning Policy Wales (Edition 12) support residential development within existing settlements where it is appropriately designed and does not result in unacceptable harm.

The extension makes effective use of previously underutilised side garden space to provide adaptable, long-term accommodation for multi-generational living. This is a sustainable approach to meeting evolving family needs, reducing housing pressure and supporting extended family care within one property. Accordingly, the proposal is entirely appropriate in principle.

Design Character and Appearance

The proposed two-storey side extension is designed to reflect the character of the host dwelling while introducing a functional and visually distinct addition that remains coherent in overall form. The use of matching materials, including red brickwork and concrete roof tiles, ensures consistency with the existing house. The massing is carefully controlled through a stepped-down ridge line that maintains subordination, and the roof form incorporates a recessed dormer with sympathetic scale and detailing, further reducing visual prominence.

A key design consideration is the forward projection of the extension beyond the principal front elevation. While HEDO 2.1 of the House Extensions and Domestic Outbuildings SPG advises that two-storey side extensions should be set back at least 1 metre from the original front wall, this proposal includes a forward projection of approximately 3.1 metres. This does constitute a departure from the SPG in technical terms.

However, the forward projection has been purposefully designed and can be justified in context. The application site occupies a generous corner plot, where the dwelling is already set back substantially from the road. This spatial arrangement allows for a degree of visual separation that is uncommon in standard semi-detached street settings. As such, the modest forward projection does not cause any visual enclosure or appear dominant when viewed from the public realm.

The forward element of the extension is modest in scale and height, incorporating a subordinate roof form and restrained architectural detailing. It maintains a clear visual distinction from the main façade and does not create a terracing effect or disrupt the character of the semi-detached pair. Its presence supports a functional internal arrangement by accommodating essential circulation space and contributing to the layout of extended family accommodation. This design response reflects a practical and well-considered solution to the applicant's need for flexible intergenerational family living within a single dwelling.

Importantly, while the scheme departs from the SPG benchmark, it remains compliant with the intent of Policy GP6 and Planning Policy Wales, both of which prioritise context-sensitive design over prescriptive form. In this case, the proposal integrates well with the surrounding built form, introduces no harm to the streetscene, and is visually appropriate for its setting.

Residential Amenity

The proposed extension has been designed with careful consideration to neighbouring amenity and is fully compliant with the expectations of Policy GP2 and the standards set out in the 2020 House Extensions SPG.

The nearest neighbouring dwellings on Llewellyn Walk are positioned over 20 metres away and at an oblique angle, maintaining adequate separation and avoiding any direct overlooking.

There is no risk of overlooking, overshadowing, or overbearing impact. All new window openings are located to the rear or side of the extension and either serve non-habitable rooms or have been sited to preserve privacy. The rear garden remains largely unchanged and continues to offer ample private amenity space for the occupants, well in excess of SPG thresholds. Overall, the extension introduces no unacceptable impacts on the living conditions of neighbouring properties in terms of privacy, daylight, or outlook.

Parking and Access

The proposed extension does not impact existing vehicular access or off-street parking arrangements. The dwelling retains sufficient space for the parking of at least three vehicles within its curtilage. The property has a garage which allows for one extra parking space if required. As the proposal facilitates extended family co-habitation rather than independent occupation, no additional parking demand is generated. This ensures compliance with Policy T4 (Parking) and the Newport Parking Standards SPG, as well as HEDO 1.10.

The application site is also located within walking distance of local services and public transport, reducing reliance on private car use.

Trees and Environmental Constraints

An Arboricultural Tree Survey and Categorisation was undertaken by Tree Check Arboriculture Ltd. on 18 June 2025 in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations. The survey assessed all trees within and adjacent to the site at 2 Chapman Close, Newport (NP20 6PH), to inform the design and mitigate potential arboricultural impacts.

The survey confirmed that there are no trees within the boundaries of the site. However, several trees located on the adjacent public verge fall within potential influencing distance. These include:

- Group G1 – Scots Pine and Turkey Oak (Category B)
- Group G2 – Sycamore, Silver Birch, and Pedunculate Oak (Category B)
- Tree T1 – Scots Pine (Category B)

Each of these trees is located outside the red line boundary and beyond the physical construction footprint of the proposed development. Root Protection Areas (RPAs) have been assessed and adjusted to account for existing level changes and hard surfacing, which act as effective barriers to root incursion. As such, no incursion into RPAs is proposed, and the development avoids all identified tree constraints.

No Category A or U trees were identified, and no works are proposed to trees subject to Tree Preservation Orders (TPOs). The previously referenced TPO (Turkey Oak, TPO No. 20/2008) is acknowledged, and no encroachment into its RPA will occur. Protective fencing and precautionary working practices will be implemented during construction to uphold BS5837 recommendations, as detailed in the accompanying Tree Constraints Plan.

In accordance with Planning Policy Wales (Edition 12, 2024) and local planning policy GP5 (Natural Environment), the proposal fully supports the objective of conserving existing trees of amenity and ecological value. The development represents a sustainable and responsible design response, incorporating arboriculture best practice and ensuring no significant loss or harm to green infrastructure.

This approach contributes positively to the environmental dimension of sustainable development (PPW para. 2.8), safeguarding urban biodiversity and local landscape character.

Planning Balance and Justification

While the proposal does not strictly comply with the guidance set out in HEDO 2.1 due to the forward projection of the extension, this departure is considered minor and justifiable when assessed against the broader planning merits of the scheme.

The proposal delivers a high-quality and contextually responsive design that introduces no harm to visual amenity or local character. It fully meets all other relevant guidance and policy requirements in terms of amenity, materials, access, and environmental impact. This development proposal directly addresses the evolving needs of the household by facilitating intergenerational living within the extended family. The applicant's parents will occupy the new accommodation, allowing them to provide care for their grandchildren and contribute to the family home's renovation and maintenance.

This arrangement avoids the need for separate accommodation or relocation and supports the adaptive reuse of existing housing stock, a principle strongly encouraged by PPW paragraph 4.2.1. It also contributes positively to family well-being and resilience, in line with the Well-being of Future Generations (Wales) Act 2015. The extension promotes sustainable living patterns, reduces housing pressure, and supports family cohesion. It is a socially beneficial and sustainable response to demographic and economic challenges, with no adverse planning impacts.

The SPG serves as a framework to guide development but should be applied flexibly where site-specific circumstances justify variation. In line with Planning Policy Wales, decisions must be made based on a holistic assessment, balancing technical design guidance against function, context, and social outcomes.

Given the site's generous proportions, corner location, thoughtful design, and the modest nature of the variation, the proposal is wholly appropriate in planning terms. It demonstrates good design, responds positively to context, and supports sustainable, family-centred living

Conclusion

The proposed extension is a well-designed and proportionate addition that respects the character of the existing dwelling and surrounding area. It has been carefully planned to protect neighbour amenity, preserve the appearance of the street scene, and maintain appropriate access and garden space.

The scheme has been carefully developed in accordance with the principles of Planning Policy Wales (Edition 12), the Newport Local Development Plan, and the House Extensions and Domestic Outbuildings SPG (2020). It fully meets the planning objectives for high-quality, sustainable residential development.

There are no material considerations that weigh against the proposal, and we respectfully request the Council's approval for this development.