

# **K W DORRINGTON** ARCHITECTURAL ASSOCIATES

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

**Tel. – 01633 857566 / 07749 261114**

**Address – 116, Aberthaw Circle, Newport, NP19 9QJ.**

**Email – [info@kwdorrington.co.uk](mailto:info@kwdorrington.co.uk)**

**Website – [www.kwdorrington.co.uk](http://www.kwdorrington.co.uk)**

28<sup>th</sup> November 2025.

Planning and City Regeneration,  
Newport City Council  
Civic Centre,  
Newport.

**SUB-DIVISION OF PLOT TO CREATE A 2 STOREY 3 NO. BEDROOM DWELLING &  
ASSOCIATED ENGINEERING WORKS ( FOLLOWING APPROVAL OF 25/0262) –  
TO REAR 69, ROBERTSON WAY, MALPAS, NEWPORT. NP20 6QG.**

**DESIGN STATEMENT-**

Dear Sir/Madam,

Please find attached a planning application relating to the above property. This application is to amend the scheme approved in planning application 25/0262. The proposal in this application is very similar.

**BACKGROUND –**

The property is a modest sized 3-bedroom detached dwelling. The parking, access and overall concept is unchanged. The location of the dwelling is almost identical.

**PROPOSED –**

This application seeks to amend the design as approved under planning application 25/0262.

1. The approved dwelling, as determined under planning application number 25/0262 is very similar to the proposed dwelling in this application. The alterations are –
  - i. The finished floor level has risen from 5.35m to 5.65m AOD.
  - ii. The side two storey element has been designed to a larger size.
  - iii. The line of the division of the plot has been slightly amended.
  - iv. The internal layout has been amended; a utility has been added and a shower room
  - v. The retaining wall location and detail has been amended see KD1989/1D, KD1989/2A and KD1989/3A and structural calculations.
  - vi. The brick specification has been added. The render on the front elevation has been removed.

COMPANY NUMBER 16140564



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## **ECOLOGY –**

A Green Infrastructure Statement is attached. The GIS also includes details of planting / landscaping and is to be read in accordance with plan – KD1989/1D.

## **BIN STORAGE-**

There is ample room to the front area of the property to store refuse and recycling bins. The location is shown on the plans.

## **PARKING AND CYCLE PARKING-**

The proposed property has an excess of space to store bicycles. The plans show a secure cycle location. The property will have 3 parking spaces and turning space. These issues are unchanged compared to the approved scheme.

## **FINISHES-**

The finishes are indicated on the proposed elevations.

## **CONCLUSION –**

The amendments are not considerable. The alterations to the increased side two-storey will not overlook or be overlooked. The dwelling is not part of a regular development, it is not part of a group. This scheme addresses some of the issues that were added as conditions to the original approved application.

If you have any queries, please contact me.

*Kerin Dorrington*

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

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