

Planning Statement

Retrospective Planning Application

34 Bryn Bevan, Newport, NP20 5QH

I respectfully submit this statement in support of my retrospective planning application for the existing raised terrace/decking structure at 34 Bryn Bevan, Newport.

The terrace was constructed to provide a safe, level and practical outdoor amenity space due to the significant slope of the garden and front section of the property. The land falls away considerably from the house, making conventional use of the area difficult without a raised platform.

The structure has now been in place and has become an important part of the property, providing safe access and usable outdoor space for the household.

I understand that concerns may have been raised regarding the appearance of the structure and its potential impact on neighbouring properties. I would respectfully submit the following considerations:

1. Limited impact on neighbouring privacy

The terrace does not directly overlook neighbouring main habitable rooms and has not resulted in any known loss of privacy beyond what is typical within the existing residential environment.

The neighbouring property immediately adjacent also benefits from an elevated outdoor area at a very similar level due to the natural topography of the site and the stepped arrangement of properties along Bryn Bevan.

2. Willingness to provide additional screening

In order to further reduce any perceived impact, I am willing to install darker or more opaque privacy glazing/screening panels if considered necessary by the Local Planning Authority.

This would further limit visibility while maintaining the safe function and appearance of the structure.

3. Visual appearance

While the terrace has a more contemporary appearance than some surrounding structures, every effort has been made to ensure that the development remains neat, well maintained and visually coherent.

I am also willing to consider reasonable amendments to external finishes or screening details should the Authority consider them beneficial in reducing visual impact.

4. Neighbour support

I am willing to provide signed statements from neighbouring residents confirming that the terrace does not cause them concern and does not materially affect their enjoyment of their properties.

5. No adverse impact on highway safety or public access

The development does not alter vehicle access, pedestrian access, parking arrangements or public rights of way.

6. Planning balance

The terrace provides significant practical benefit to the property by creating a safe and usable outdoor area on a steeply sloping site. Any potential impact on neighbouring amenity can be appropriately mitigated through additional screening measures if required.

For these reasons, I respectfully request that retrospective planning permission be granted and that the existing structure be allowed to remain.

Thank you for your consideration.

Yours faithfully,

Anita Szczepaniak

34 Bryn Bevan

Newport

NP20 5QH