

# ***K W DORRINGTON*** ARCHITECTURAL ASSOCIATES

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12<sup>th</sup> September 2026.

Planning Dept.,  
Newport City Council,  
Civic Centre,  
Newport.

## **PROPOSED ATTIC CONVERSION WITH DORMER – 63, MORDEN ROAD, NEWPORT.**

### **SUPPORT STATEMENT-**

Dear Sir/Madam,

Please find attached a Lawful Development Certificate application for a proposed attic conversion with a rear dormer. The property is mid-terraced.

The dormer design does not meet the current design criteria set out in the House Extensions SPG. The dormer has been designed to meet the rights set out in the *Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995*. This provides permitted development rights for householders to undertake certain minor, uncontentious improvements and alterations to their properties without the need to make a planning application. Section 8 covers Roof Extensions, see below -

### **8: Roof Extensions**

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.  
**Development not permitted**

B.1 Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;

COMPANY NUMBER 16140564



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(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which—

- (i) is comprised in a side elevation of the existing dwellinghouse; and
- (ii) is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house; or
- (ii) 50 cubic metres in any other case;

(e) other than in the case of a hip to gable enlargement, any part of the enlargement would be less than 20 cm from the eaves of the existing roof;

The proposed dormer –

- 1. does not exceed the height of the main roof ridge.
- 2. The materials will match, as far as possible the main house materials and
- 3. the dormer front wall is set back 20cm from the eaves of the existing roof.
- 4. The increased volume will be 20.4 cubic metres.

## **Conclusion**

The proposed development will fall within the Permitted Development rights as set out under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

If there are any queries, or errors with the design that means that planning could be required please contact me.

Yours sincerely

*Kevin Dorrington*

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