

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

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15th January 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED 'HIP TO GABLE' & DORMER– 31, ELAINE CRESCENT, NEWPORT, NP19 7LD.

LDC SUPPORT STATEMENT-

Dear Sir/Madam,

Please find attached an LDC application relating to the above property.

BACKGROUND –

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

The proposal for the attic extension and conversion is part of an overall scheme to extend the house.

The planning applications to provide a two-storey side extension and single storey rear extension have been resubmitted. This follows the refusal of planning application reference – 25/0868.



COMPANY NUMBER 16140564



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PROPOSED

There are 2 elements of proposed works –

1. Rear Dormer extension and
 2. Hip to Gable Attic with Dormer
-
1. The overall cubic metre increase does not exceed the permitted volume being 50 cubic metres. The proposed being approx. 36 cubic metres.
The proposed dormer has tiles to match the main roof. The dormer is set back by 200mm as required to achieve PD Standards.
 2. Hip to gable extensions are permitted under Class B. Interpretation B.5 clarifies that, for the purposes of B.1(b), a hip to gable extension, which would enlarge the area of roof slope on the principal elevation, is not to be taken to be development extending beyond the plane of that roof slope.

The proposed extensions are indicated on the plans to reflect the true overall extent of overall development. It is also added to show that the roof of the two-storey extension does not add any additional cubic area to the calculation.

SIMILAR APPROVED EXAMPLES–

The proposed scheme is quite common over the last few years we have obtained successful LDCs at the following addresses –

22/0897 Gibbs Road,

24/0826 126 Gaer Park

25/0389 – 49 Tennyson Road

If you have any queries, please contact me.

Kevin Dorrington

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

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