

Householder Planning Application for Extension to a Dwelling

Justification Statement

(Project 556, Version 1, dated 14.05.2026)

**Application Site – 26 Harlech Drive, Rhiwderin, Newport
NP10 8QS**

**Proposed Works – Demolition of existing dormer window erection of a first
floor side extension and first floor side window**

1.0 APPLICATION DETAILS

1.1 Site Description

- 1.1.1 The existing property is a detached 2 storey dwellinghouse in the village of Rhiwderin. The dwellinghouse is not listed nor within a conservation area.

1.2 Local Development

- 1.2.1 The existing property is part of a large housing estate with lots of key main features which other approved extensions have retained and kept within as required by Newport City Council Local Planning Authority (NCC LPA).
- 1.2.2 Vehicular access is off Harlech Drive.

1.3 Proposal Description

- 1.3.1 The proposal is for the demolition of existing frontage dormer window and surrounding lower main roofing and erection of a new first floor bedroom side extension and first floor side window.

- 1.3.2 The new first floor bedroom side extension will come out to align with the existing main dwellinghouse first floor frontage wall and existing side wall below. The ground floor main frontage wall is set 1 metre forward of the existing upper first floor frontage wall. The new extension will link into the existing surrounding main roof and have eaves, verge and ridge heights no higher than the existing dwellinghouse main roof.
- 1.3.3 Specific details of the existing and proposed external materials are provided on all of the drawings scheduled under 1.4.1 below other than the OS Plan.
- 1.3.4 The vast majority of the above proposals would be considered permitted development other than height issues in proximity of the dwellinghouse's boundaries.
- 1.3.5 All the above have been previously approved and undertaken on numerous of the surrounding local properties. The nearest example is that of the Client's next door neighbour (28 Harlech Drive) whose planning application 06/0337 was approved on the 10.03.2006 with very similar extension proposals.

1.4 Information Provided

- 1.4.1 Drawings: Ordnance Survey Plan 1:1250 scale
Drwg. No. 556/E/01A – Existing Site Layout (Block Plan) and Roof Plan (1:100 scale @ A3)
Drwg. No. 556/E/02A – Existing Floor Plans & Elevations (1:100 scale @ A3)
Drwg. No. 556/E/01 – Existing Cross-Section Through Dormer Window Zone (1:100 scale @ A4)
Drwg. No. 556/P/01A – Proposed Site Layout (Block Plan) and Roof Plan (1:100 scale @ A3)
Drwg. No. 556/P/02B – Proposed Floor Plans & Elevations (1:100 scale @ A3)
Drwg. No. 556/P/02B – Proposed Cross-Section Through New Side Extension Zone (1:100 scale @ A4)
- 1.4.2 Photographs: 556 - 1 Existing Rear Elevation Photograph
556 - 2 Existing Front Elevation Photograph
556 - 3 Existing Front Elevational Street Scene Photograph
- 1.4.3 Documents: Justification Statement (version 1 dated 14.05.2026)
Householder Planning Application Form

2.0 RELEVANT PLANNING HISTORY

Reference Number	Description	Decision	Decision Date
03/1509	Erection of a first floor extension and dormer window	Decided	28.10.2003
16/1019	Part retention, part completion of raised decking platform and erection of railings	Decided	13.09.2016

3.0 PRINCIPLE LOCAL/NATIONAL PLANNING POLICIES RELEVANT FOR HOUSE EXTENSIONS

- 3.1 Adopted Local Development Plan 2011-2026.**
- 3.2 NCC LPA's SPG on 'House Extensions and Domestic Outbuildings' Dated 20.01.2020.**
- 3.3 NCC LPA's SPG on 'Parking Standards' Dated August 2015. (Zones 2-6)**
- 3.4 Technical Advice Notes (TANs) – Planning Policy in Wales.**

4.0 EVALUATION

4.1 Good Design/Place Making

- 4.1.1** The application seeks permission for extension works as described under 1.3 above. The dwelling is located within a development boundary where there is a perception in favour of development. The design is considered appropriate relative to the style and design of the dwelling. It is considered that the extension works will integrate well within the existing arrangement and would not be detrimental to the overall character and appearance of the area – particularly taking account of the equivalent previously approved dwellinghouses referred to under 1.3 and 2.0 above.
- 4.1.2** The materials proposed will generally match those of the existing house so it is not considered to have unacceptable impact as there are a range of very similar estate property types in the area. The extension will continue the slope of the dwellinghouse main roof as most properties in the area have. It is felt that the proposal will not be considered to be an

overdevelopment of the site due to the arrangement of the plot and there is more than adequate space to accommodate the extension. The proposed development is considered to have an acceptable visual impact on the street scene and does not detract from the character and appearance of the area in accordance with planning policies.

- 4.1.3 The proposed new side extension window is deemed not to have any huge privacy issues based on the construction proposals as described on drwg. no. 556-P-02B and which has previously been accepted and approved by NCC LPA on many other planning applications – albeit made a condition of planning consent.

4.2 Historic Environment

- 4.2.1 The dwellinghouse is not listed or within the cartilage of a listed building and there are no sites of historic or archaeological significance visible from the site.

4.3 Impact on Residential Amenity

- 4.3.1 The proposed first floor side extension is only set forward some 300mm from the existing frontage dormer roof and is hopefully not considered overbearing in relation to the neighbours. The proposed new side window is not that visible being well down the side elevation out of direct view to neighbours. The next door neighbour (No. 28 Harlech Drive) has a side window that does not directly overlook the proposed side window and whilst this window has clear glazing and is openable the proposed new side window has obscure glass and only a top hung openable window which is set a minimum 1800mm from the internal non-habitable room floor finish so as to avoid direct visual overlooking issues.

4.4 Access/Highway Safety

- 4.4.1 A maximum of 3 car spaces are required for a 4 bedroom dwellinghouse set within Zones 2-6 as stipulated within NCC LPA's SPG – Parking Standards. That already exists and the proposed bedroom numbers have not increased.

4.5 Green Infrastructure (GI)

- 4.5.1 The proposed extension works have little or no effect on the existing external GI elements (hedges, shrubs, planting beds, grassed lawns, flowers, etc.) which have been retained and which the Applicant can enhance in terms of providing more in this respect moving forward.
- 4.5.2 The development will not require the removal of any GI on the site.

4.6 Biodiversity/Ecology

- 4.6.1 A visual assessment of the internal roof lofts has been undertaken to assess whether the proposed works will have an impact upon bats. It has been assessed that in all probabilities there will be a potential low impact upon bats due to:
- There are no known bat roosts at the site.
 - The property is 'modern' and has a lack of potential crevice features. (Lifted ridge tiles and internal roof linings, etc.).
- 4.6.2 Due to the above it is deemed that a bat survey is not required but accepts that bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works it is known that all works must cease and Natural Resources Wales (0300 065 3000) contacted immediately.
- 4.6.3 Biodiversity enhancement in the form of a bird box/boxes has not been provided as there are plenty of surrounding trees around the site. Should a planning condition require these then they can be added.

4.7 Drainage

- 4.7.1 Drwg. No. 556-P-02B illustrates a new external soil and vent pipe emanating out of the proposed new first floor side extension En-Suite connecting into an existing external private drainage run which discharges into an existing public foul sewer running along Harlech Drive. The proposed new trench run connections are minimal and don't have an adverse effect on GI.
- 4.7.2 Drwg. No. 556-P-02B also illustrates a new external rainwater downpipe emanating out of the proposed new first floor side extension connecting into an existing external private drainage run which discharges into an existing public surface water sewer running along Harlech Drive. The proposed new trench run connections are again minimal and don't have an adverse effect on GI.
- 4.7.3 NCC LPA also refers to the fact that Sustainable Drainage Approving Body (SAB) may require to be involved with any new Sustainable Drainage Systems for surface water (SuDS) disposal. This is not the case as there is no new construction area over 100m² at all. This factor also aids GI mitigation.

4.8 Notes Relating To NCC LPA's 'Guidance For Submitting Householder Applications'

- 4.8.1 No site levels have been provided due to the fact that all of the application site is relatively FLAT and set at a level of 150mm below the house ground floor internal level.
- 4.8.2 All submitted drawings are to scale (1:100 on A3 paper & 1:100 on A4 paper as indicated within the title block) and also have scale bars provided on them just above the title block. NCC LPA require all drawings to be to scale and suggest it to be good practice to include relevant measured dimensions annotated on them. In this instance it is not felt to be necessary as the extension fits into surrounding existing dwellinghouse wall, floor and roof structures.
- 4.8.3 Cross-section drawings have been provided although they are not thought necessary in this instance due to the fact that it is not felt to be necessary as the extension fits into surrounding existing dwellinghouse wall, floor and roof structures.
- 4.8.4 As allowed, assessment of the street context has been made by taking a photograph to show the street scene which shows how the neighbouring dwellings/buildings relate to the proposed site and development. (Reference Photo 556-3). No drawings are deemed necessary in this instance as the street scene is on a fair level.
- 4.8.5 There are no flooding issues relating to this particular site.