

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

Website – www.kwdorrington.co.uk

14th November 2025.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED EXTENSIONS AND ALTERATIONS – **241, CHRISTCHURCH ROAD, NEWPORT, NP19 8BE.**

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a planning 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 side.

The property is situated on Christchurch Road near the local post office / shop and on a bus route.

The property benefits from a recently approved planning application for a similar scheme.

The approved scheme's reference number is 22/0280, the application was approved on 12th May 2022.

PROPOSED-

The design is similar to the approved scheme. The two storey / single storey extension has a minimal sized raised patio to the rear. The raised patio measures a mere 2.4m. This is required because the garden is lower than ground floor level. It will not cause any overlooking, nor be overlooked.

The French doors to the proposed bedroom will not cause overlooking issues. No. 239 already benefits from a good sized two storey rear extension.

LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The nearest bus stops are within 100m of the application building. There is ample space to store bicycles, in the rear garden.

The property currently has 4 bedrooms; an additional bedroom will be added to the ground floor. The proposed bedroom will be ideal for inter-generational living. It is not considered necessary to provide any additional parking areas.

COMPANY NUMBER 16140564



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

Website – www.kwdorrington.co.uk



Rear Elevation

REFUGE / RECYCLE STORAGE-

There is ample space to store refuse bin and recycle bin within the front garden or rear garden. There is also space to the narrow side space.

ECOLOGY –

The scheme includes a separate Green Infrastructure Statement.

If you have any queries, please contact me.

Kevin Dorrington

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

COMPANY NUMBER 16140564

