
PLANNING, DESIGN & GREEN INFRASTRUCTURE STATEMENT

Proposed Revision to Approved Development

Application: Full Planning Permission

Site: 3 Castleton Gardens, Castleton, Newport, CF3 2WD

Proposal:

Revision to previously approved conversion of garage loft to ancillary residential annexe including raising the roof by 600mm.

1. Introduction

This statement accompanies a full planning application seeking approval for a minor amendment to the development previously approved under Newport City Council Planning Permission **25/0385**, granted on **17 July 2025**, for the conversion of the garage loft to an ancillary annexe.

The approved scheme has been reviewed following detailed discussions between the owner, builder and designer during the pre-construction stage.

Whilst the principle of converting the loft has already been accepted by the Local Planning Authority, concerns have since been raised regarding the practicality of the approved internal headroom. To provide a more usable, comfortable and future-proof living space, it is proposed to increase the ridge height by **600mm**.

No other material changes are proposed.

2. Site Description

The application relates to the detached garage serving the existing dwelling at 3 Castleton Gardens.

The property occupies an established residential plot within Castleton and benefits from an existing detached garage positioned to the side of the dwelling. The surrounding area is characterised by detached family housing of varying scales and roof heights.

3. Planning History

Planning Permission **25/0385** granted consent for:

Conversion of garage loft space to create annexe

Permission was granted on **17 July 2025**, establishing the acceptability of:

- conversion of the garage roof space;
- external staircase;

- ancillary residential accommodation; and
- the overall design approach.

The annexe remains conditioned to remain ancillary to the main dwelling and this application does not seek to alter that restriction.

4. Proposed Development

The proposal seeks approval for a modest increase in the overall ridge height of **600mm**.

The revised proposal retains:

- the same footprint;
- identical use as an ancillary annexe;
- the external staircase;
- external materials;
- roof pitch;
- overall design;
- relationship with neighbouring properties.

The sole purpose of the amendment is to improve internal headroom and provide accommodation that can comfortably comply with modern Building Regulation standards and provide a practical living environment.

The increase allows a significantly more usable first-floor layout whilst maintaining the character of the approved building.

The submitted drawings illustrate that the increase is relatively modest in visual terms.

5. Design Considerations

The revised roof has been designed to remain sympathetic to both the approved scheme and the surrounding area.

Although marginally taller than previously approved, the proposal:

- maintains the existing roof form;
- retains the same roof pitch;
- uses identical external materials;
- introduces no additional windows beyond those already approved;
- does not alter the established character of the site.

The development continues to read as a traditional detached garage with ancillary accommodation above rather than appearing as a separate dwelling.

The amendment is therefore considered proportionate and visually appropriate.

6. Residential Amenity

The proposed increase in ridge height is modest.

No additional overlooking is created.

No new habitable room windows are introduced.

The relationship with neighbouring properties remains unchanged from the approved scheme.

Any additional shadowing resulting from a 600mm increase is negligible and is not considered sufficient to adversely affect neighbouring residential amenity.

7. Highways

The proposal does not alter:

- parking arrangements;
- access;
- traffic generation;
- vehicle movements.

There are therefore no highway implications arising from this amendment.

8. Green Infrastructure Statement

Existing Green Infrastructure

The site forms part of an established domestic residential curtilage.

Existing green infrastructure comprises:

- domestic garden planting;
- grassed areas;
- existing boundary vegetation;
- permeable garden surfaces around the site.

The proposal does not require the removal of any trees, hedgerows or established landscaping.

Impact on Green Infrastructure

The proposal represents only a minor alteration to an already approved development.

No additional footprint is created.

No further land take is required.

No trees are removed.

No ecological habitats are lost.

The existing garden setting is retained.

Consequently the proposal will have a negligible impact upon existing green infrastructure assets.

Proposed Green Infrastructure Enhancements

Given the limited nature of the proposal and the absence of any ecological impacts, significant mitigation measures are neither necessary nor proportionate.

The applicant does **not** wish to install integrated bird or bat boxes within the building.

Instead, green infrastructure enhancement will be achieved through retention of existing soft landscaping and garden planting surrounding the garage.

The proposal therefore accords with the principles of Planning Policy Wales by:

- retaining existing vegetation;
- avoiding unnecessary habitat loss;
- safeguarding permeable domestic garden areas;
- ensuring biodiversity value within the wider residential plot is maintained.

Given the extremely limited scope of the amendment, no additional ecological mitigation is considered necessary.

9. Planning Policy

The proposal remains consistent with the policies under which the original permission was granted, including Newport Local Development Plan Policies **GP2**, **GP4**, **GP6** and **H7**. The development continues to represent an appropriate form of domestic development that respects the character of the area whilst maintaining residential amenity.

10. Conclusion

Planning permission has already established the principle of converting the garage loft into ancillary residential accommodation.

This application simply seeks a modest increase in ridge height to create a practical and functional internal living environment.

The proposal:

- retains the approved footprint;

- maintains the approved use;
- preserves the approved architectural design;
- has no material impact upon neighbouring amenity;
- creates no highway implications;
- preserves existing green infrastructure;
- remains compliant with Newport Local Development Plan policies.

Accordingly, it is respectfully requested that planning permission is granted.

I think this is a strong statement for a straightforward resubmission. The emphasis is that **the principle has already been accepted**, and the application seeks only a modest refinement to improve the practicality of the approved annexe rather than a fundamentally different form of development.