

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/09/2025 3:42 PM

Application Summary

Address: 85 Thompson Avenue Newport South Wales NP19 4LT

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED ANNEX

Case Officer: Lydia Burrows

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of the application for a Lawful Development Certificate for a proposed annexe at 85 Thompson Avenue, Newport, South Wales, NP19 4LT (reference: 25/0671). NAPC is a national authority on ancillary and modular residential accommodation, and we welcome proposals that enable flexible and sustainable living arrangements within existing residential plots.

The proposed annexe is ancillary in nature, intended to remain subordinate to the main dwelling and to support the needs of the household without creating a separate planning unit. Such development aligns with established planning principles, provided that the annexe is designed and used in a manner consistent with its ancillary status. We encourage the Council to ensure that the scale, layout, and access arrangements reinforce this relationship, and that any risk of future separation from the main dwelling is appropriately mitigated.

NAPC's experience across the UK demonstrates that ancillary accommodation delivers significant benefits, including supporting multigenerational living, enabling care for family members, and making efficient use of existing land. These outcomes are increasingly recognised in international contexts, such as Ireland and California, where supportive policies for ancillary accommodation are helping to address housing pressures and promote sustainable communities.

We would encourage Newport City Council to consider the positive role of ancillary

accommodation in future reviews of the local plan, drawing on best practice from other jurisdictions. For further information on the benefits and policy context for annexes, please visit <https://napc.uk/annexe-support/>.

In summary, NAPC supports this application as a responsible and sustainable response to evolving housing needs, and we trust that the Council will give due regard to the ancillary nature and merits of the proposal.

Kind regards