



PLANNING, DESIGN AND ACCESS STATEMENT

**A proposed first floor
side extension and retention of driveway at
at 12 Farnaby Close, Newport, NP19 9PN**

February 2026



1.0 Introduction

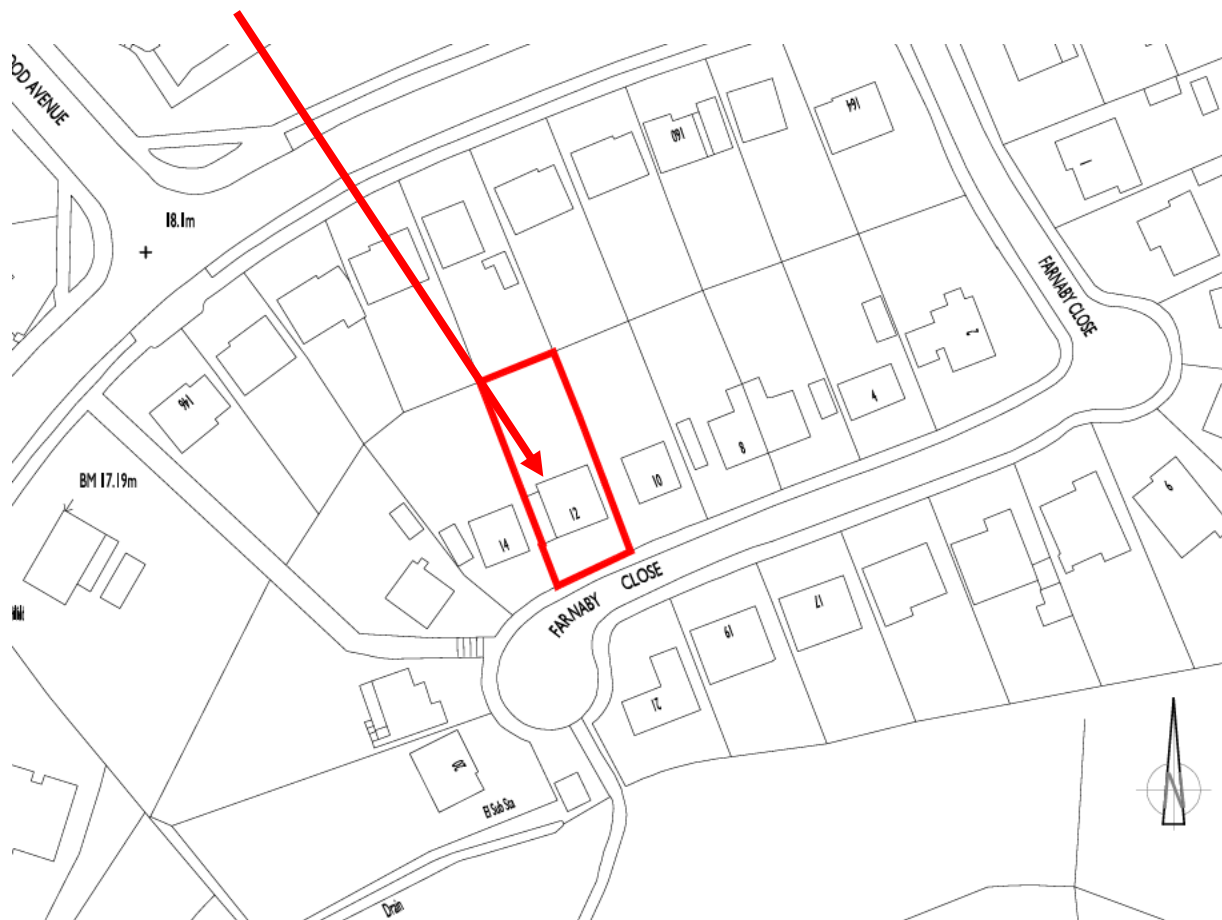
- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the householder planning application for a proposed first floor side extension and retention of driveway at 12 Farnaby Close, Newport, NP19 9PN.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan, floor plans, and full elevational plans, which illustrate that the site is capable of accommodating the proposed development.
- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Site Location and Description
 - Section 3: Background
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Design and Access
 - **i) Layout and Density**
 - **ii) Scale**
 - **iii) Appearance**
 - **iv) Materials detailing**
 - **v) Access**
 - Section 7: Planning Analysis
 - **A) Impact on Character and appearance**
 - **B) Impact on residential amenity**
 - **C) Highway Safety**
 - Section 8: Conclusion



2.0 Site Location and Description

- 2.1 The application site comprises a two-storey detached dwelling set within an existing residential cul-de-sac, known as Farnaby Close. The property is finished in brick and render, with a tiled roof.
- 2.2 Within the surrounding area, the immediate context is of dwellings of various architectural styles. However, it should be noted that a number of neighbouring properties have benefitted from extensions, as well as outbuildings.

Site location





- 2.3 The application site itself lies outside of any designated Conservation Area and is not located adjacent to any designated heritage assets.

3.0 Background

- 3.1 Following a review of the Council's planning portal, there is no recent planning history relating to this site.

4.0 Proposal

- 4.1 The proposal comprises the erection of a first floor side extension together with the retention of the driveway. The extension has been carefully designed to remain subordinate to the host property and to integrate sympathetically with the established built form.
- 4.2 In design terms, the first-floor side extension is set back by 1.0 metre from the principal (front) elevation of the dwelling. This deliberate setback ensures that the addition remains visually subservient to the original structure, preserves the primacy of the host dwelling within the street scene, and accords with established design principles for side extensions. The set back element provides a clear visual break between the original dwelling and the proposed extension, thereby reducing any perception of terracing and maintaining the prevailing character and rhythm of development along the street.
- 4.3 Furthermore, the ridge line of the proposed extension is set lower than that of the existing dwelling. This reduction in ridge height reinforces the subordinate relationship of the extension, minimises its visual prominence when viewed from the public realm, and ensures that the original roof form remains the dominant feature. The lowered ridge also assists in reducing the overall bulk and massing of the proposal, thereby safeguarding the character and appearance of the surrounding area.



- 4.4 The retention of the existing driveway ensures that adequate off-street parking provision is maintained. Overall, the proposal represents a proportionate and sensitively designed form of development that respects the scale, massing and character of the host dwelling and the wider area.

Proposed Plans



- 4.5 The palette of external materials are to match those in the existing dwelling.
- 4.6 Further details of the proposed site layout, floor plans and elevations are provided in the submitted drawings accompanying this application.

5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:



“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.3 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.4 The Newport Local Development Plan (LDP) to 2015 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 Sustainability;
- GP2 General Amenity;
- GP4 Highways and Accessibility;
- GP5 Natural Environment;



- GP6 Design; and
- T4 Parking.

The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) is also relevant.

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access. The following sections provide an overview of the relevant considerations, which will be assessed in greater detail within the later Planning Appraisal section.

i) Layout and Density

6.2 The layout of the development has been informed by both the constraints of the application site, including its access and relationship with neighbouring properties, as well as the layout of the surrounding built environment. It looks to create an identity and a sense of place to the development.

6.3 The majority of the surrounding area is characterised of properties that have been extended, including the adjacent properties

6.4 The layout of the proposal capitalises on the space available within the plot to create a more efficient use of space that respects the layout and densities of the surrounding area.

6.5 As far as possible within the constraints of the site, the development proposed also been designed and orientated in a manner which maximises its potential for solar gain and for passive heating, further increasing its sustainability credentials.

6.6 The proposed layout ensures that there is ample separation between neighbouring



dwellings, protecting local residential amenity.

- 6.7 Internally, the layout of the extended house will provide much needed additional residential accommodation.
- 6.8 Overall, it is considered that the layout and density of development proposed is commensurate with the host plot and respects the layout and density of the surrounding built form.

ii) Scale

- 6.9 Careful consideration has been given to the building's scale, with its final design being informed by the surrounding built form, as well as the prevailing height of the adjacent dwellings.
- 6.10 The extensions proposed are sensitive to the constraints of the site, is commensurate with the nature and scale of the plot and is an integral element of the architectural approach chosen.

iii) Appearance

- 6.11 During the design process, it was noted that there is a diversity of extensions and outbuildings, creating an extended dwelling which exhibits the highest quality design and architecture.
- 6.12 The overall appearance of the property would be one of high-quality design, of minimalist style, utilising areas of glazing and high-quality locally sourced materials.

iv) Materials detailing

- 6.13 The development would utilise materials of outstanding quality which have been carefully selected to reflect elements of the local character.



v) Access

- 6.14 The proposal does not intensify the use of the access, nor does it result in any material change to traffic generation when compared to the existing lawful residential use. Adequate visibility splays are already achieved, and pedestrian and vehicular movements will continue to operate as existing. As such, the development raises no highway safety concerns and is considered acceptable in access and transport terms.

7.0 Planning Appraisal

- 7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 7.2 In formulating the proposal, special regard has been given to the more detailed requirements of the development plan. The requirements and standards of these documents have heavily influenced the final scheme, ensuring that a development of the highest possible quality, appropriate to its setting, is submitted for approval.
- 7.3 The main issues that are considered pertinent to the appraisal of this proposal are:
- The design of the proposal and its impact on the character and appearance of the property and surrounding area;
 - The impact of the development on local residential amenity;
 - Highway safety

A) CHARACTER AND APPEARANCE

- 7.4 Policies GP2 and GP6 require development to create high quality buildings and places in which people want to live and work.
- 7.5 The proposed development at Farnaby Close seeks planning permission for the erection of a first-floor side extension to the existing dwelling. The scheme has



been designed with a sensitive and proportionate approach, responding directly to the scale, massing, and architectural character of the host property and the surrounding residential context.

- 7.6 The first-floor side extension has been designed with a 1.0 metre set back from the principal elevation and incorporates a lowered ridge line in comparison to the main dwelling. This ensures the extension reads as a clearly subservient addition, maintaining the visual primacy and established form of the original dwelling. The proposal has been carefully composed so that the host building remains the dominant element within the streetscape.
- 7.7 The scale and massing of the extension are appropriate to the plot and surrounding pattern of development. The set back and reduced ridge height provide a clear visual distinction between old and new, preventing any terracing effect and ensuring the recognisable form of the dwelling is preserved within Farnaby Close.
- 7.8 The extension represents a sympathetic and well-integrated addition that will enhance the functionality of the property while maintaining a balanced external appearance. The proposed external materials will match or closely complement those of the existing dwelling and the wider Farnaby Close streetscape, ensuring visual continuity and reinforcing local character.
- 7.9 Given the side position of the extension and its subordinate design, visibility from the public realm will be limited and proportionate. The development will integrate comfortably within the established residential setting and will not appear dominant or incongruous.
- 7.10 The property is not located within a Conservation Area, is not subject to an Article 4 Direction, and is not a Listed Building. The proposal therefore raises no heritage concerns.
- 7.11 The proposed extension is of a considered and high-quality design, ensuring a balanced and harmonious relationship with the existing dwelling and neighbouring



properties. The result will be a visually coherent and proportionate enhancement that integrates appropriately within the streetscape.

7.12 The proposal is considered acceptable for the following reasons:

- It represents a sensitive, proportionate, and high-quality design;
- It respects and maintains the character and appearance of the site and its local context;
- It adopts a scale and form that remains clearly subservient to the host dwelling;
- It utilises materials consistent with the existing property and surrounding built environment.

7.13 Accordingly, the proposed development is considered to be of high-quality design, sympathetic to the host dwelling, and will preserve the character and appearance of both the property and the wider Farnaby Close area. The development will not result in any detrimental visual impact.

B) LOCAL RESIDENTIAL AMENITY

7.14 The proposed first-floor side extension has been carefully designed to safeguard the amenity of neighbouring occupiers. The 1.0 metre set back and lowered ridge height reduce perceived bulk and massing, ensuring the extension does not appear overbearing when viewed from adjacent properties.

7.15 Owing to its side positioning and the separation distances to neighbouring boundaries, the development will not result in any material loss of light, overshadowing, or sense of enclosure to adjoining dwellings.

7.16 The window placement has been arranged to maintain privacy for both the host property and neighbouring residents. No windows are proposed that would result in unacceptable levels of overlooking.



- 7.17 The proposal therefore accords with Policy GP6 of the Local Development Plan (LDP), which seeks to protect the amenity of existing and future occupiers.

C) HIGHWAY SAFETY

- 7.18 In accordance with Policy GP4 of the LDP, the proposed development incorporates the retention of the driveway at the front of the property.
- 7.19 The retention of the driveway ensures that adequate off-street parking provision is preserved.
- 7.20 The proposal is therefore compliant with Policy GP4 of the LDP.

8.0 CONCLUSION

- 8.1 The proposed development at Farnaby Close comprises the erection of a first-floor side extension to the existing dwelling, together with the retention of the existing driveway. The scheme has been carefully designed to respond sensitively to the scale, form, and character of the host property and the wider residential context.
- 8.2 The set-back of 1.0 metre from the principal elevation, combined with a lowered ridge line, ensures that the extension reads as a subservient addition, preserving the prominence of the original dwelling and maintaining the character and appearance of the street scene.
- 8.3 The proposal safeguards local residential amenity by ensuring that the extension does not result in overbearing impacts, loss of light, or unacceptable overlooking to neighbouring properties. Window positions have been carefully considered to maintain privacy and amenity for both the host dwelling and surrounding residents.
- 8.4 Highway safety and accessibility are maintained through the retention of the existing driveway and access arrangements, ensuring adequate off-street parking provision and safe vehicular and pedestrian movement. The development does not increase traffic generation or compromise highway safety.



- 8.5 Overall, the proposal represents a proportionate, well-designed, and high-quality form of development that is sympathetic to the host dwelling and the wider Farnaby Close area. It respects the character and appearance of the locality, preserves residential amenity, and maintains safe and convenient access. The development is fully compliant with the relevant policies of the Local Development Plan, and it is considered acceptable in all planning terms.