

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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29th September 2025.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED SINGLE STOREY SIDE EXTENSION AT – 17 HATHAWAY STREET, NEWPORT, NP19 0FJ.

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a planning application relating to the above property.

BACKGROUND –

The property is a modest sized 3 bedroom semi-detached. The proposal is to construct a side extension. There are forecourt gates that are occasionally used for parking small cars – the forecourt size will remain unaltered. There is an existing porch that projects in front of the building line.

PROPOSED –

The existing canopy has a garage door to the front. The canopy is not able to be used for parking. The canopy is flush to the front of property – as will the proposed extension.

The single storey extension has a sloping roof to the front and a flat roof to the rear. The rear elevation is not visible to the general public.

The ground level slopes downwards towards the rear the property.

LOCATION / PARKING –

The application site is situated in a sustainable location. There is no shortage of on street parking spaces. Shops and bus routes are nearby. The forecourt is large enough to accommodate refuse bins and recycle bins.

If you have any queries, please contact me.

Kevin Dorrington

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

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