



PLANNING, DESIGN AND ACCESS STATEMENT

**Demolition of existing conservatory and shed and the erection of
single-storey rear extension and detached garage at 39 Pontfaen
Road, Newport, NP19 4NW**

October 2025



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the householder planning application for the demolition of existing conservatory and shed and the erection of single-storey rear extension and detached garage at 39 Pontfaen Road, Newport, NP19 4NW
- 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**
 - Section 8: Conclusion



2.0 Site Location and Description

- 2.1 The application site comprises a single-storey semi-detached dwelling positioned on the northern side of Pontfaen Road, Newport. 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 the same style. However, it should be noted that a number of neighbouring properties have benefitted from extensions, as well as outbuildings.

Aerial View of Site



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



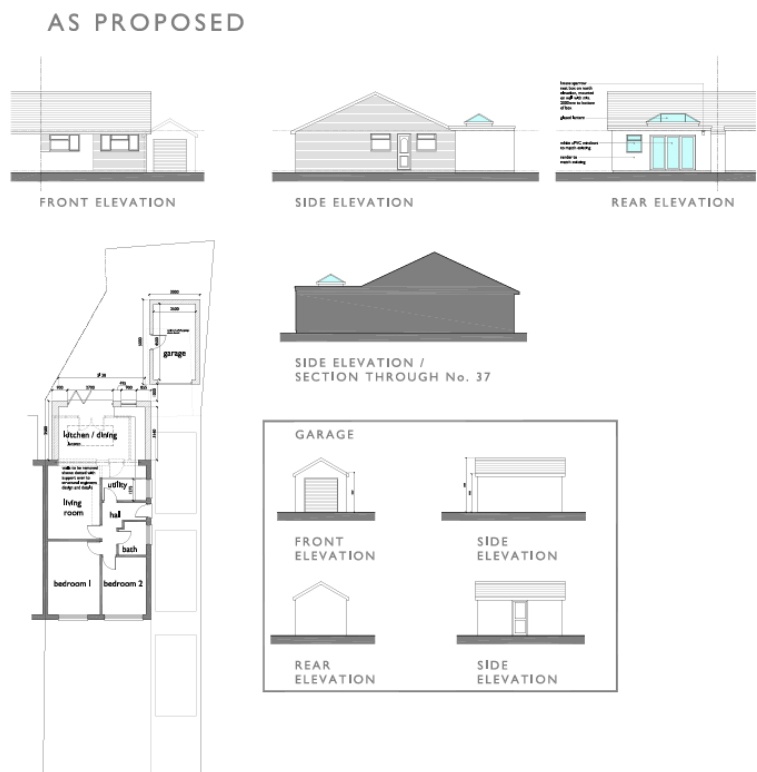
3.0 Background

- 3.1 The applicant seeks to provide enhanced residential accommodation and to improve the condition and thermal efficiency of the property.
- 3.2 There is no recent planning history relating to this application site.

4.0 Proposal

- 4.1 Planning permission is sought for the demolition of existing conservatory and shed and the erection of single-storey rear extension and detached garage.

Proposed plans



- 4.2 The single-storey rear extension would replace the existing conservatory and would project 3.5m off the existing rear elevation of the dwelling. It would have a flat roof with a roof lantern. Bifolding doors and a window will be provided in the rear elevations.



- 4.3 The detached garage will be set on part of the footprint of the existing shed that it replaces. It will measure 5.0m by 2.5m with parking spaces retained in front, accessed off Pontfaen Road.
- 4.4 The palette of external materials are to match those in the existing dwelling.
- 4.5 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 No alterations are proposed to the existing access and parking arrangements.

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) The design of the proposal and its impact on the character and appearance of the property and surrounding area

- 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 single-storey rear extension and detached garage is sited at the rear of the dwelling, which allows the original form of the property to be clearly recognisable. The proposal extension and garage represents sympathetic additions that would replace an existing tired looking conservatory and shed. Ultimately, the proposal will enhance the character and appearance of the rear of the property.
- 7.6 The proposed extension and garage would remain subordinate to the host property with no visibility from public and limited visibility from private views.
- 7.7 The extension and garage utilises a number of materials which are sympathetic to the character and detailing of the wider area, strengthening local distinctiveness, property diversity and identity.
- 7.8 It must be appreciated that the property is not within a designated Conservation or Article 4 area, nor is the building Listed.
- 7.9 The proposed single-storey rear extension and garage is of an appropriate scale and design to have an acceptable relationship with the dwelling. It will enhance the character and appearance of the dwelling, and will be in keeping with the surrounding form of development.
- 7.10 It is clear that the proposal is acceptable for the following reasons:
- It is of sensitive and high quality design,



- It respects and contributes to the character of the site and local context, without appearing incongruous,
- It adopts a scale which is respectful to the original building,
- It would utilise materials which already form a part of the immediate street scene and character of the area,

7.11 For the above reasons, it is concluded that the development proposed is of a high quality, suitable and sympathetic design that would enhance the character of the property and assimilate with the wider area, without having a detrimental impact on the visual amenities of the host property or surrounding area.

7.12 Overall, it is advanced that the development would be of a high-quality design, sympathetic to the host property. The resulting development would have a suitable external appearance, particularly given the design, detailing and materials proposed by this development. It would not appear out of scale with the host property, nor would it appear incongruous or contrived.

B) The impact of the development on local residential amenity

7.13 As detailed earlier, the sensitive design and position of the development in respect of neighbouring properties ensures that the scale, massing and prominence of the development is reduced, favouring the amenities of local residents by preventing an overbearing impact, a loss of light, or overshadowing.

7.14 The proposed design and floor layouts have been set to protect privacy between residents and adjacent buildings.

7.15 The scale, massing and prominence of the development is reduced, favouring the amenities of local residents by preventing an overbearing impact, a loss of light, or overshadowing.



7.16 In terms of privacy, the development would be sufficiently distant from all neighbouring properties as to prevent overlooking or a loss of privacy. As such, there would be no material overlooking or loss of privacy.

7.17 Overall, the proposal would therefore accord with policy GP6 of the LDP.

C) Highway Safety

7.18 Policy GP4 seeks to safeguard highway and pedestrian safety.

7.19 No alterations are proposed to the existing access arrangements off Pontfaen Road and three parking spaces will be retained on the driveway. Accordingly, the proposal will not result in any harm on highway and pedestrian safety.

7.20 As a result, the proposal is compliant with Policy GP4 of the LDP.

8.0 CONCLUSION

8.1 In conclusion, the design approach has been carefully informed by the site's specific context, ensuring that the development respects and responds to the scale and character of the area, while safeguarding neighbour amenity.

8.2 Overall, the proposal will result in significant improvements to the dwelling, which will enhance the character and appearance of the property, as well as that of the wider area.

8.3 The scheme is fully compliant with relevant local and national planning policies and it is respectfully requested that it is approved.