

Delegated Decision Report

Application No:	26/0096	Statutory Period Expires:	3rd April 2026
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Site:	5 Cefn Drive Rogerstone Newport NP10 9AP		
Proposal:	DEMOLITION OF ATTACHED GARAGE AND CONSTRUCTION TO TWO GROUND FLOOR SIDE EXTENSIONS		
Applicant:	B And D Harbon		
Type:	Full	Ward:	Rogerstone North
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site forms a corner plot at the junction of Highcross Road and Cefn Drive. Vehicle access is gained from Highcross Road leading to a driveway area. The two storey detached property underwent works to provide 2no. dormers to the eastern roof slope in approximately 2018. A low boundary wall encloses the site wrapping around from Highcross Road to Cefn Drive. An existing single storey flat roof garage is located east of the main dwellinghouse. The existing dwelling is set off the western boundary, with access gained to the rear garden which features a range of trees and planting.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal seeks to demolish the existing flat roof garage and replace this with a hipped roof single storey extension providing additional living space, along with a further single storey extension on the west side forming a garage

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
17/0946	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 17/0517 TO SUBSTITUTE APPROVED DRAWING TO CORRECT AN ERROR WITH ANNOTATED MEASUREMENTS TO PORCH WIDTH	Approved with conditions	02.11.2017
17/0517	PART RETENTION, PART COMPLETION OF GROUND FLOOR FRONT AND REAR EXTENSION, NEW PITCHED ROOF TO GARAGE AND DORMER EXTENSIONS TO ROOF	Granted with conditions	15.09.2017
90/0264	ERECTION OF A TIMBER SCREEN FENCE ON REAR BOUNDARY OF GARDEN	Granted with conditions	06.07.1990

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024
- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
 - SP1 – Sustainability
 - GP2 – General Amenity
 - GP4 – Highways and Accessibility
 - GP5 – Natural Environment
 - GP6 – Quality of Design
 - T4 – Parking
- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
 - House extensions and domestic buildings
 - Wildlife and development
 - Parking standards
 - Trees, woodland, hedgerows and development sites
- 5.5 TECHNICAL ADVICE NOTE 12: DESIGN

6. CONSULTATION RESPONSES

- 6.1 Ecology Officer: No response.
- 6.2 Highways Officer: No objection - The proposals retain sufficient parking for cars and cycles and access for bins etc. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour notification letters were sent on the 11th February 2026. No comments received.
- 7.2 ROGERSTONE COMMUNITY COUNCIL: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site is located within a settlement boundary in a residential area adjacent to a main highway route. Given the sites location, the principle of development is acceptable subject to other material considerations.

8.2 Impact on Amenity and Character & Appearance of the Area

- 8.2.1 Assessment of the planning history identifies that a previous application (17/0517 and 17/0946) permitted and non-materially amended extensions and dormer windows. The associated dormer windows and porch area have been built out and therefore the consent is extant. The replacement garage included a roof form of the same design and overall width, albeit with a deeper set back from the principal elevation.
- 8.2.2 The proposed east side extension is of the same width as previously approved and overall design apart from omission of garage doors, and replaced with a pair of matching windows. External materials are to match the existing dwelling resulting in a coherent appearance. The same separation distance and overall height of the extension results in no unacceptable impact upon the character and appearance of the area or neighbouring properties, as per the previous application.
- 8.2.3 Turning to the proposed garage, the siting of the garage would be hard against the common boundary onto Cefn Drive infilling the available width of the plot. The existing openness between the dwelling and footway would be eroded to the detriment of the overall character and appearance of the area. It is noted that existing vegetation on the corner of Cefn Drive and Highcross Road provide some enclosure of this area, however it is considered that built form hard against the common boundary would have a significant contrived and incongruous appearance lacking integration with the existing pattern of development which is further compounded by the contrived roof form in order tie into the existing porch. The visual impact of the proposed built form would have a materially different appearance to the existing boundary features and vegetation to the detriment of the character and appearance of the

area. Furthermore, as this area forms the entrance to Cefn Drive, it is considered that retaining openness at this access/egress is an important feature. As such, the garage extension is considered to result in demonstrable harm on the visual amenity of the area contrary to Policies GP2 and GP6 and fails to meet the placemaking objectives contained within Local and National Planning Policies.

8.2.3 The proposed garage extension is not considered to have any unacceptable adverse impacts upon the living conditions of neighbouring occupiers.

8.3 Highways and Parking

8.3.1 The Highways Officer has raised no objection to the scheme, and no alterations are proposed to the existing highway access or the amount of off street parking afforded to the site. As such, the proposal accords with Policies GP4 and T4.

8.4 Impact on Ecology

8.4.1 During the course of the application a tree has been felled in the rear garden; the tree was not subject of a tree preservation order, nor protected through the designation of a Conservation Area. As such, no formal consent would have been required in order to remove the tree. However, it is the view of the Local Planning Authority that this tree felling was done in order to facilitate the proposed development this is based on the information provided within the accompanying GIS, therefore in accordance with the guidance contained within PPW 12 6.4.16:

“Potential applicants should not conduct any pre-emptive site clearance works before submitting a planning application as this can make it more difficult for a development proposal to secure a net benefit for biodiversity. Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity must be achieved from that point. Habitat status can be established through evidence remaining on site and local desk-based assessments (planning authorities must ensure that they have access to these data sources). In such cases, habitat status will be presumed to be good in the absence of any evidence to the contrary”.

8.4.2 In the interests of ecology and increasing onsite biodiversity, should all other matters be acceptable, a condition would be attached for a scheme of biodiversity enhancement to include tree planting as well as the proposed ecological enhancement contained within the GIS.

8.4.3 Given the current condition of the existing single storey garage, it is considered unlikely to support any protected species given the thermal dynamics of the building not providing a stable temperature. No objection has been raised from the Councils Ecologist regarding impact on protected species.

8.5 Other Matters

8.5.1 It is noted that the adjacent property of 1 Cefn Drive has erected a fence in excess of 1m in height adjacent to the Highway. It is noted that an enforcement case investigation found the fence to result in demonstrable harm on the wider character of the area. However, due to the passage of time and the absence of an enforcement notice, the fencing is now immune from enforcement action.

8.5.2 Notwithstanding the position on the adjacent property, this does not provide justification for the erection of a building or other form of development at considerable height close to the boundary adjacent to a highway that would further erode the open and attractive character of the area.

9. OTHER CONSIDERATIONS

9.1 Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered

that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 It is noted that information has been provided in the form of evidence detailing a protected characteristic however no justification as to why the development is required to accommodate said characteristic has been submitted in support of this application. This information has been considered in the formulation of the planning merits of the scheme, and it is considered that those protected characteristics do not outweigh the planning harm identified onto the wider character and visual amenity of the area.

9.5 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development materially affects the use of the Welsh language in Newport in the following ways: [INSERT LIST]

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed garage is considered to result in demonstratable harm on the wider character and appearance of the area given its scale, position and prominence within the streetscene contrary to the aims of Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the placemaking objectives contained within Planning Policy Wales 12.

11. DECISION

Refuse, for the following reason(s):

01 The proposed garage, by reason of its siting, scale and design, would result in an intrusive and visually incongruous form of development that fails to respect the established pattern, rhythm and openness of the streetscene which erodes the visual openness given the proximity to the boundary near the entrance of Cefn Drive. The prominence, lack of appropriate spatial separation and contrived roof form would create a discordant addition that does not integrate with the existing dwelling or wider locality contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Proposed Ground Floor Plan (Drawing ref: PDCD526-006)
- Proposed First Floor Plan (Drawing ref: PDCD526-007)
- Proposed Second Floor Plan (Drawing ref: PDCD526-008)
- Proposed Elevations (Drawing ref: PDCD526-009)
- Proposed Elevations (Drawing ref: PDCD526-010)
- Green Infrastructure Statement (Received: 09.02.2026)
- Site Location Plan (Received: 09.02.2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6 and T4 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.