

Delegated Decision Report

Application No:	25/0298	Statutory Expires:	Period 11th June 2025
Site:	<i>Willow Mead Wellfield Road Marshfield Cardiff CF3 2UB</i>		
Proposal:	<i>SINGLE STOREY EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING</i>		
Applicant:	<i>D Latcham</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application seeks consent for a single storey extension, along with a new dormer to the roof and new render to the existing elevations at Willow Mead, Wellfield Road, Marshfield.
- 1.2 Planning permission was recently granted at the site for a single storey wrap around extension and a new dormer to the roof, along with the re-rendering of the elevations and replacement of the roof (Reference: 24/0671). The current application forms an amended scheme to the previously approved scheme, with the changes considered material.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of a detached bungalow located within a residential area of Marshfield, Newport. The site is flanked by Wellfield Road on its northern boundary and by both Wellfield Road and Old Green Court on its eastern boundary. Vehicular access into the site is gained at its north western corner, via a driveway which leads to a single detached garage, whilst a pedestrian access gate is located on the site's eastern side, adjacent to the front elevation of dwelling. The property benefits from large gardens which are separated from the road by a low block wall and various planting.
- 2.2 The dwelling itself currently includes a rear gable end and flat roof projection as well as a small dormer window on the rear (western) roof plane. The building is finished in render under a tiled roof.
- 2.3 The application site is located within the boundary of the village of Marshfield and The Levels Archaeologically Sensitive Area. In addition, NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3 (Rivers and Sea) and the Wentlooge Levels TAN15 Defended Zone.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal consists of the development of a single storey rear extension and a new dormer to the roof. In addition, the existing dwelling would be re-rendered and the existing brown-grey concrete roof tiles would be replaced with fibre cement slate tiles.
- 3.2 The proposed single storey extension would project a depth of approximately 4.73 metres from the rear face of the dwelling. It would be approximately 9.57 metres wide, extending across the full width of the rear elevation of the property. The extension would provide the property with an open plan family space which would incorporate a new kitchen, dining area and lounge. A new utility room and bathroom, as well as an enlarged hallway would be incorporated into the ground floor footprint of the original dwelling, along with a snug and bedroom. The extension would include bi-fold doors on its western elevation which face into the rear garden. It would be finished in render under a single ply membrane flat roof.
- 3.3 The proposed dormer window would be located on the rear roof plane which faces west and overlooks the site's rear garden and it would serve two bedrooms. It would be approximately 7.2 metres in width and 2.4 metres in height. The dormer would be set down from the main ridgeline of the property and set back from the eaves. External materials proposed include vertical hung fibre cement slate and a dark grey single ply membrane roof. There are currently two chimney stacks on the bungalow, which would be removed.

- 3.4 In addition to the above, a new canopy would be positioned above the external door on the property's northern side elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0229	NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0671 SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING. AMENDMENTS INCLUDE CHANGES TO FOOTPRINT OF EXTENSION AND PROPOSED DORMERS/WINDOWS	Refused	10.04.2025
24/0671	SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING	Granted with Conditions	17.10.2024
06/1443	ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OFF-STREET PARKING (OUTLINE)	Refused	11.02.2008

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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

- 5.3 Newport Local Development Plan (2011-2026)

- 5.3.1 Policies GP2 (General Amenity), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this application.

- 5.4 Supplementary Planning Guidance

- 5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objections.

- 6.2 Landscape Officer:

There is an opportunity for a biodiverse roof – this would be supported.

Details of all proposed planting of an appropriate specification for their position/function in the form of a planting plan, should be submitted for approval; to include:

- Species
- Size

- Quantity
- Position
- Spacing
- Maintenance regime

It is strongly recommended that a professional with an understanding of planting design is involved.

6.3 Ecology Officer: No response received.

6.4 Heneb Glamorgan Gwent Archaeology: No response received.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 24th April 2025. No responses were received.

7.2 MARSHFIELD COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The proposal seeks to provide extensions to an existing residential dwelling. The application site is located within the defined limits of development, within the boundary of the village of Marshfield. The proposal is considered acceptable in principle.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 Whilst the host dwelling is set back from Wellfield Road, it does form a visible feature due to the low boundary wall which contains the site. The dwelling is a modest detached bungalow of render finish under a tiled roof. The surrounding locality consists of a mix of dwelling types, including other bungalows as well as more substantial two storey dwellings which vary in age, style and appearance and which are also visible from Wellfield Road.

8.2.2 The proposed extensions would be visible from surrounding dwellings as well as from Wellfield Road itself. Notwithstanding this, the single storey extension would be contained to the rear of the existing dwelling and set back from the side boundaries of the application site. In addition, it would be partially screened by existing and proposed landscaping. The proposed dormer would replace an existing, albeit smaller dormer window and would not appear over dominant being set down from the main ridgeline, as well as set back from the eaves. In terms of materials, there is a mix in the locality, of which those proposed would be compatible with. Therefore, it is considered that the proposal would not appear as out of place and is in accordance with Policy GP6 of the NLDP (2011 – 2026).

8.3 Residential Amenity:

8.3.1 The application site is located adjacent to a residential dwelling on its southern side. Properties to the east and north of the site are separated from the proposals by Wellfield Road. The Council's House Extension and Domestic Outbuildings SPG sets out two 45° tests for natural light. The Plan-View 45° test is performed by drawing two notional lines at 45° angles from the centre of a protected window. The second test for natural light is the Elevation-View 45° test. For this test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. It is considered that the proposed development meets the requirements of these tests in relation to the impact upon neighbouring properties.

8.3.2 In terms of privacy, the development would not involve the introduction of any side facing windows to its southern side, therefore the potential for any direct overlooking into the adjacent dwelling would not occur.

8.3.3 It is noted that no objections have been received from adjoining neighbours and the proposals are considered to have acceptable impacts upon their residential amenities.

8.3.4 In terms of the application site itself, it is considered that adequate amenity space would remain undeveloped within the plot to serve the host property. In addition, the site would

retain adequate off road car parking space to the rear. In terms of residential amenity, the proposal is regarded as being in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 Landscaping/Trees:

8.4.1 It is noted that the planting along the northern boundary of the site aids in screening the building from Wellfield Road, which softens its appearance and enhances privacy for the occupiers of the property. As such, its retention is regarded as important. The Applicant has submitted a Landscaping Scheme which sets out that the planting is due to be retained and additional planting is also proposed. Whilst the Landscape Officer has indicated that a Planting Plan should be submitted, it is considered that the information contained in the submitted Proposed Landscape Plan is sufficient for a proposal of this type.

8.5 Ecology:

8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. It is noted that the application has been accompanied by a Green Infrastructure Statement and biodiversity enhancements in the form of additional planting have been included on the plans. This is considered proportionate to the small scale of the proposal. As such the proposal is considered compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 Highway Safety:

8.6.1 The proposals do not include changes to the existing access or car parking arrangements and no objections are raised by Highways.

8.7 Flood Risk:

8.7.1 NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3. The use of the site is already well established, of which the proposal would be a continuation of. Given the minor nature of the development, NRW are not required to be consulted on the proposal.

8.8 Archaeology:

8.8.1 The site is on land identified as archaeologically sensitive. Policy CE6 indicates that development proposals will normally be required to undertake an Archaeological Impact Assessment.

8.8.2 The application is accompanied by a Written Scheme of Investigation and consultation with Heneb has been undertaken. No response has been received from Heneb, however the submission indicates that any potential archaeological interests will be safeguarded and appropriately recorded. Given the nature of the development, this is considered appropriate.

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 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.

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 extensions would be in keeping with the character and appearance of the host dwelling and surrounding area and would not have a harmful impact upon residential amenity. It is considered that the proposals comply with the aforementioned policies and are considered acceptable.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

(01) The development shall be implemented in accordance with the following plans and documents: Location Plan (PL01), Proposed Ground Floor Plan (PL05), Proposed First Floor Plan (PL06), Proposed Site Roof Plan (PL07), Existing and Proposed Elevations (PL08), Existing and Proposed Elevations (PL 09), Proposed Landscape Plan (PL12), and Written Scheme of Historic Mitigation Watching Brief received by the Local Planning Authority on 17th April 2025 and 6th May 2025.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 and CE6 were relevant to the determination of this application.

02 Newport City Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) is 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.