

Delegated Decision Report

Application No:	25/0035	Statutory Period Expires:	31st March 2025
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Site:	19 Fuscia Way Rogerstone Newport South Wales NP10 9LD		
Proposal:	DEMOLISH EXISTING EXTENSION AND CONSTRUCT NEW SINGLE STOREY EXTENSION TO THE REAR OF MAIN HOUSE		
Applicant:	E Grey		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within an existing housing estate forming a corner plot. The two storey detached dwelling also features an attached double garage and is formed of brick and tile. The garage has been previously extended. Off street parking lies to the front elevation. The rear garden is south east facing. Trees have been planted along the rear eastern boundary which provides some screening of the property.

3. DESCRIPTION OF DEVELOPMENT

3.1 Demolition of existing garage extension and the erection of garage extension wrapping around rear elevation of host dwelling.

4. RELEVANT SITE HISTORY

Application Number	Proposal	Decision	Decision Date
01/0526	RESIDENTIAL DEVELOPMENT COMPRISING 80 NO DETACHED & TERRACED DWELLINGS	Approved with conditions	09.08.2001
00/0675	VARIATION OF STANDARD CONDITION 'B' RELATING TO PLANNING PERMISSION 92/0692/O - TO EXTEND TIME PERIOD FOR COMMENCEMENT OF DEVELOPMENT	Approved	04.08.2000
97/0223	VARIATION OF STANDARD CONDITION (B) OF PLANNING PERMISSION 92/0692/O (DEVELOPMENT OF SITE FOR RESIDENTIAL AND CLASS B1/B2/B8 PURPOSES TOGETHER WITH A PRIMARY SCHOOL COMMUNITY CENTRE ROADS FOOTPATHS ANDLANDSCAPING), TO EXTEND THE TIME LIMIT FOR THE SUBMISSION OF RESERVED MATTERS	Granted with conditions	08.07.1997
94/0716	APPROVAL OF DETAILS OF RESERVED MATTER 05 (LANDSCAPING) OF OUTLINE PLANNING PERMISSION 92/0692/O	Approved with conditions	03.10.1994
92/0692	DEMOLITION OF BUILDINGS AND STRUCTURES AND COMPREHENSIVE REDEVELOPMENT TO INCLUDE RESIDENTIAL CLASS B1/B2/B8 ACCOMMODATION A PRIMARY	Granted with conditions	20.08.1993

	SCHOOL A COMMUNITY CENTRE ROADS FOOTPATHS AND LANDSCAPING (RESUBMISSION)		
91/1189	DEMOLITION OF BUILDINGS & REDEVELOPMENT TO INCLUDE RESIDENTIAL & BUSINESS (B1 B2 & B8) PRIMARY SCHOOL COMMUNITY CENTRE & RETAIL FOODSTORE (WITH CAR PARKING & PETROL FILLING STATION) ROADS FOOTPATHS & LAYOUT	Refused	06.03.1992

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
- SP2 - Health
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- T4 – Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 4th February 2025.

7.1 NEIGHBOURS: None received.

7.2 ROGERSTONE COMMUNITY COUNCIL: None received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within an established settlement boundary and forms part of a wider residential housing estate. Therefore, the sites location is inherently sustainable and accords with the strategic aims of Policies SP1 and SP2.

8.2 Impact on Amenity

8.2.1 The proposal seeks to demolish an existing extension to the rear of the garage and erect an extension which links the rear of the garage and main dwelling. The proposed extension

is single storey with a flat roof. The site is enclosed at the rear by an existing brick wall adjacent the vehicle access serving Broom Close. The proposed rear extension seeks to step off the rear boundary by 1m to allow circulation space. Given the location of the proposed extension and the separation distance to the nearest residential properties to the east on Broom Close, it is considered that the proposal would not result in an adverse impact on residential amenity.

8.2.2 The remaining private amenity space to serve the dwelling is considered to adequately serve the needs of future residents retaining similar amounts of outdoor space.

8.2.3 The proposal is subservient to the host dwelling which maintains its dominance. The choice of cladding is not commonplace within the wider residential estate, however when taking into account the presence of the boundary wall and vegetation, it is considered that the type of cladding proposal would not represent significant levels of harm on the visual amenity of the area. The proposal accords with Policy GP2.

8.3 **Impact on the Highway and Parking**

8.3.1 The proposed development would not result in any alterations to the vehicle access or amount of off street parking provision. Therefore, the proposal is considered to accord with Policies GP4 and T4.

8.4 **Biodiversity**

8.4.1 Planning Policy Wales (Ed.12) sets out the need to provide a Green Infrastructure Statement which is proportionate to the development proposed. In this case a Green Infrastructure Statement has not been provided; however it is acknowledged that the ecological value of the site is low considering its suburban character. Therefore, it is considered acceptable in this case to not require a formal Green Infrastructure Statement. However, all developments are required to ensure that they achieve a biodiversity net gain. To that end, a condition is attached for biodiversity enhancements to be submitted to the Local Planning Authority prior to the construction of the extension above damp proof course level. Subject to condition, the proposal is considered to accord with Policy GP5.

8.5 **Impact on Character and Appearance**

8.5.1 The host dwelling is formed of brick and tile with a faux Tudor accented gable to the principle elevation. It is noted that the garage end wall is being increased to omit the change point between the dual pitch and flat roof. Therefore, public views would see a seamless transition between the garage and extension. The proposed design would also result in a reduction of the bulk and massing of the existing extended roof form of the garage, which is welcomed. Overall, the scheme is considered to integrate with the character and appearance of the area and would not represent harm to the detriment of the overall appearance. The proposal accords with Policy GP6.

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 development accords with the relevant national and local policies, as such the application is granted subject to conditions.

11. **DECISION**

GRANTED WITH CONDITIONS:

01 The development shall be implemented in accordance with the following plans and documents:

- Location Plan (Drawing ref: 24-2083-DWG-01)
- Existing/Proposed Plans & Elevations (Drawing ref: 24-2083-DWG-02C)

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

02 Prior to the commencement of development above damp proof course level a scheme of biodiversity enhancement shall be submitted to and agreed in writing by the Local Planning Authority. Development shall commence in accordance with the agreed details and retained for the duration of the use.

REASON: To provide a biodiversity net gain in accordance with Planning Policy Wales (Ed. 12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, GP2, GP4, GP5, GP6 and T4 were relevant to the determination of this application.

02 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.