

# Delegated Decision Report

<b>Application No:</b>	<b>24/0760</b>	<b>Statutory Period Expires:</b>	<b>19th November 2024</b>
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<b>Site:</b>	<b>28 Hillview Crescent Newport NP19 4NS</b>		
<b>Proposal:</b>	<b>PROPOSED SINGLE STOREY FRONT HOUSE EXTENSION</b>		
<b>Applicant:</b>	<b>K &amp; K Welton</b>		
<b>Type:</b>	<b>Full</b>	<b>Ward:</b>	<b>Liswerry</b>
<b>Decision:</b>	<b>REFUSED</b>		

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 28 Hillview Crescent is a semi-detached, 2no storey property with a small front garden and driveway, situated in the Liswerry ward. The property currently has an existing rear extension and outbuilding. Hillview Crescent is a cul-de-sac of similar properties, many of which display alterations to the front elevation, comprising of flat roof forms and lean-to roof forms. The adjoining semi in this case is a mirror of the applicant's property, with a flat roof over a small front projection from the front elevation. The site itself is currently unaltered with the original flat roof and front porch.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey front extension. The front porch will be demolished as it is a part of the front extension. The measurements for the front extension are 5m in width, 4m in depth, 2.2m to the eaves and 2.4m to the slope of the roof. The external walls will be facing brickwork to match the existing property. 2no horizontal casement windows are proposed on the front elevation of the proposed front extension and a skylight is proposed on the roof of the front extension.

## 4. RELEVANT SITE HISTORY

<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
08/0747	SINGLE STOREY REAR EXTENSION	GC	06.08.2008

## 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)

- GP2 (General Amenity)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE  
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

**6. CONSULTATION RESPONSES**

6.1 Highways Officer: No objection –

‘We would not anticipate any highway or parking impacts resulting from the proposed development. There are therefore no objections.’

**7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 01.10.2024.

7.1 NEIGHBOURS: No response received.

**8. ASSESSMENT**

8.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

*‘A front extension, as distinct from a porch, will be considered for approval only if it would restore symmetry to a pair of semi-detached houses and/or occupy a streetscape that lacks regular front building lines and architectural consistency.’*

The surrounding street scene is predominantly semi-detached houses and have similar architectural designs. 28 Hillview Crescent is set in line with the adjoining property and the works remove symmetry. The proposal protrudes further forward than the adjoining semi and does not conform to a similar roof form across both properties with the proposed roof of the extension being a lean-to roof form and the neighbouring property porch being a flat roof. Although wider front extensions with lean to roofs are evident on other similar properties close-by, many retain the original flat roof porch. Some project further that the original porch additions but not significantly so. The additional projection from the front porch in this case is more substantial, being 2.5m.. The difference in forward projection in particular will give rise to an obtrusive front addition in this streetscene and give rise to a shallower roof compared to nearby examples.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

*‘In order to preserve residents’ privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Windows in an extension must therefore be positioned carefully.’*

The front extension is acceptable in this regard. There are two horizontal casement windows proposed on the front of the proposed front extension and while they are within 21m of a protected window, they are not facing each other and therefore it does not show a demonstratable loss of privacy. It would not appear incongruous as they are casement windows and houses within Hillview Crescent have similar windows. A skylight is proposed on the roof of the proposed front extension. There is evidence of some properties within Hillview Crescent with rooflights and therefore this is acceptable.

8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

*'The size and form of every extension should be appropriate to the main building and the space around it.'*

In this case, the depth of the extension is unsympathetic and will appear as a prominent front extension at odds with its neighbour and other similar properties in the street. The use of brick finish appears compatible with similar extensions closeby and the lean to roof is also in keeping with the general form of properties in the street but will take a shallower form by reason of the larger depth. The extension is relative narrow in form and its overall style and shape is at odds with other front extensions in the street. It will appear prominent and unsympathetic as a result.

## **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 By reason of its scale, design and location, the proposed single storey front extension would be a discordant and unsympathetic front extension to the dwelling to the detriment of its appearance and that of the streetscene in general. This is contrary to Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the adopted 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

## **11. DECISION**

### **REFUSED**

01 By reason of its scale, location and design, the development represents an unsympathetic and incongruous front addition that is of significant harm to the appearance of the host dwelling and wider streetscape. This is contrary to Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the adopted 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

### *NOTE TO APPLICANT*

01 This decision relates to plan Nos:

- PROPERTY\_AS\_EXISTING 24-104/P/03
- BLOCK\_PLAN\_AS\_EXISTING 24-104/P/02
- SITE\_LOCATION\_PLAN 24-104/P/01

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP2 was relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.