

Delegated Decision Report

Application No:	25/0824	Statutory Period Expires:	26th November 2025
------------------------	---------	----------------------------------	--------------------

Site:	<i>Wrens Cottage Tregarn Road Langstone Newport NP18 2JT</i>		
Proposal:	<i>RAISE ROOF OF THE EXISTING DWELLING INCLUDING THE INSERTION OF 2NO PITCHED ROOF DORMERS IN THE FRONT ROOF SLOPE, FIRST FLOOR REAR EXTENSION, FRONT PORCH AND ASSOCIATED WORKS</i>		
Applicant:	<i>Carter</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached single storey property situated in Tregarn Road. The property sits centrally within a long, narrow plot with a detached double garage to the front. The property has been subject to a front extension which has a largely glazed form. The house occupies an elevated position in comparison with its garage and neighbouring property to the east known as 'Craig View'. It is level with the neighbouring property to the west known as 'Windsor'. The street has an irregular building line with the application property sited much further back than Craig View.

2.2 The property is located within the urban boundary and backs on to open countryside and the area has a semi-rural character.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the remodelling of the existing dwelling including raising the roof to create a first floor with the insertion of two pitched roof dormers in the front plane and a first floor rear extension, front porch and associated works.

3.2 The existing bungalow has a maximum height of 5.5m to the ridge. It is 14.5m in length and 9m in width. The proposals would increase the height of the property to 7m. The footprint of the property would not alter and the development instead seeks to provide an additional first floor. The roof would be hipped at either side with a flat roof form projecting rearwards into a gable end. This part of the roof would be set down from the main ridge. Two dormer windows are proposed to the front roof plane, together with a roof light in both the north-east side and south-west side sloping roof plane. First floor windows are proposed in both side elevations and additional ground floor openings are proposed in either side elevation. The development is shown to have rendered walls with composite slate roof and timber cladding to the dormers.

3.3 The existing front extension is to be removed and replaced with a porch measuring 2.5m in width x 2m in depth x 2.8m in height with a pitched roof having a composite slate tile and natural stone dwarf walls, timber supports and cladding to the front. A front canopy style roof is proposed over existing bay windows to the front of the property linking into the porch with tiles to match the porch and main roof.

4. RELEVANT SITE HISTORY

None.

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)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings

Wildlife and Development

Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: The proposal seeks to increase the number of bedrooms at the property from two to three. In accordance with the Newport City Council Parking Standards this will increase the off street parking demand from two to three spaces. Two off street parking spaces are available on the driveway and the property also benefits from a double garage. It is therefore considered that the parking requirements are being met and I would offer no objection to the application.

6.2 Ecology officer: I have considered the Bat Survey Report v1.0 dated June 2025, and I support the methodology and conclusions set out in that report.

Although the building was identified as having bat roost potential, no bats or signs of bats were detected during the inspection of the site or the emergence surveys. As such, we can assume that the building does not support a bat roost at this time.

A series of biodiversity enhancement measures are set out in Section 10.0 of the report, and we should use a planning condition to secure the implementation of these.

As potential bat roost features were identified in the building, we should use our bat advisory note to advise the Applicant of how to proceed if bats are discovered during works, if consent is granted.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 9/10/25, Site Notice was put up on 17/10/2025.

7.1 NEIGHBOURS: No responses have been received.

7.2 LANGSTONE COMMUNITY COUNCIL: Members of Langstone Community Council wish to register no objections to the attached application.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. These matters are discussed further below.

8.2 Visual Amenity/ Character and Appearance;

With regards to design, the subject dwelling is located along Tregarn Road which comprises a mix of properties which vary in vernacular and scale. The neighbouring property; Windsor has undergone very similar development and the drawings show the ridge height of Wrens Cottage subsequent to the development would be in line with this property. The extensions would increase its height along the front elevation taking it from a single storey building to a two storey building, albeit with accommodation in the roof and dormer window design. The House Extensions SPG states that roof form is an important factor in achieving a visually acceptable extension. In this case, the dwelling would retain a partially hipped roof form with a rear gable projection, which would match the proportions of Windsor. The proposed dormers would be sensitively designed and set within the roof slope with their roof form matching the hip of the host dwelling.

8.3 Given the very similar design of the proposals to the neighbouring dwelling and noting the varied design of other dwellings in the immediate vicinity, the proposed design of the first floor extension is considered to remain in keeping with the character of the surrounding area. The eaves height and roof pitch would also match that of Windsor adjacent. In addition, the rear gable projection would be set down from the hipped part of the roof thereby reducing the impact of the massing of the dwelling to the rear. The proposed materials are also considered to be in keeping with neighbouring dwellings and are acceptable.

8.4 The proposed canopy roof over the bay windows is also replicated at Windsor and the scale and design of the front porch is considered to be acceptable and will not result in an adverse visual impact to the street scene. The removal of the existing front extension is welcomed as this is considered to be particularly insensitive in terms of its siting and design.

8.5 Residential Amenity:

With regard to residential amenity and potential impact to the occupants of Windsor, the application property and this property are sited side-by-side and the proposals would not result in the built form of development being any further rearwards than the rear elevation of this neighbouring property. Similarly, to the front, only the porch would project further forward but this is no greater in depth than the existing front extension which is to be demolished. The new first floor window in the elevation orientated towards this property would serve a bathroom and so would be obscure glazed and the rooflight nearest this neighbouring would be at a high level and in any case would only afford views towards the neighbouring roof.

8.6 With regard to Craig View to the east, as previously noted, this property is set considerably further forward in its plot than the application property. Both properties are set slightly off the intervening boundaries with both dwellings having side access to their rear gardens. The proposals would result in the creation of a first floor at the property. However, the additional bulk is reduced with a hipped roof and dormer design. Subsequently this relationship is considered to be acceptable. There are windows in the rear elevation of the neighbouring property which are not obscure glazed and appear to serve habitable rooms. The dormer window nearest the common boundary with Craig View would be within 6m of these windows albeit at a slightly oblique angle and this relationship raised concerns. However, during the course of the application the internal layout has been altered and the window would now serve a bathroom and thus would be obscure glazed. Subsequently this relationship is considered to be acceptable. A ground floor opening in the side elevation orientated towards this neighbour's garden is proposed but as there is already a ground

floor opening which is unobscured serving the living room, this window does not give rise to any concerns. Having regard to the light tests in the House Extension SPG, there are two types of assessment which consider the potential loss of daylight from new development. The 45° test is required where any extension from an existing building line affects a protected window. This test is performed by drawing two notional lines at 45° angles from the centre of a protected window. In this instance the test is already failed by the existing dwelling and so the proposals are no worse in this regard. For the elevational view 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. This is passed currently given the side by side albeit staggered relationship and as the proposals do not increase the footprint of the property, it would continue to pass.

8.6 **Movement:**

The proposals do not affect vehicle movement but would increase the number of bedrooms from 2 two three with a resultant increase in parking demand of one space in accordance with the Council's Parking SPG. Two off street parking spaces are available on the driveway, and the property also benefits from a double garage. The Council's Highways officer confirms no objection is offered to the proposals.

8.7 **Biodiversity:**

Given that the proposals include works to the roof of the property the application is accompanied by a bat report. The Council's Ecology officer has reviewed the report and advises that the methodology and conclusions set out in that report are supported. The building was identified as having bat roost potential, but no bats or signs of bats were detected during the inspection of the site or the emergence surveys. As such, a bat advisory note should be included with the permission in order to advise the applicant of how to proceed if bats are discovered during works.

8.8 A series of biodiversity enhancement measures including raised ridge tiles and a bat and bird box are set out in Section 10.0 of the report, in accordance with Policy 9 of Future Wales which 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The enhancement can be secured by condition.

8.9 **Landscaping/ Trees:**

As noted above, the proposals do not result in an increase in the footprint of the dwelling and there would be no loss of existing green infrastructure as a direct result of the development.

8.10 **Other Matters:**

There is a major gas pipeline opposite the site to the south side of Tregarn Road. Although this is not in the vicinity of the development the applicant can be advised by way of an informative.

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 is considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

10.2 The application is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Green Infrastructure Statement, Bat survey including ecological enhancement details V1.0 June 2025, PL_002 Revision A, PL_003.

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

Pre –occupation conditions

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 Notwithstanding the openings shown on the approved plans, no additional openings shall be formed in the south west or north east (side) elevations of the first floor extension hereby approved.

Reason: In the interests of amenity in accordance with policy GP2 of the NLDP.

04 The windows in the first floor of the south west and north east elevations and dormer window nearest Craig View shall be obscured glazed to Pilkington Level 3 and retained in this state thereafter for the lifetime of the development.

Reason: In the interests of amenity in accordance with policy GP2 off the NLD.

05 No first floor openings shall be formed in the eastern elevation of the two storey side extension as hereby approved.

Reason: To protect the privacy and perceived overlooking of adjoining residents in accordance with Policy GP2 of the NLDP.

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Class C shall be carried out.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

07 The development as hereby approved shall be finished in materials in accordance with the approved details.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Design and Access Statement, Green Infrastructure Statement, Bat survey including ecological enhancement details V1.0 June 2025, PL_001, PL_002 Revision A, PL_003.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP4, GP5, GP6 and M1 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.

04 The applicant is advised that there is a major gas pipeline located to the south side of Tregarn Road.

05 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution

may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228