

# Delegated Decision Report

<b>Application No:</b>	24/0954	<b>Statutory Period Expires:</b>	13th February 2025
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<b>Site:</b>	34 Risca Road Rogerstone Newport NP10 9FZ		
<b>Proposal:</b>	PROPOSED EXTENSION AND ALTERATION TO DWELLING INCLUDING CONVERSION OF LOFT SPACE AND REAR GROUND WORKS COMPRISING OF EXCAVATION OF GARDEN AREA		
<b>Applicant:</b>	M. Majkic		
<b>Type:</b>	Full	<b>Ward:</b>	Rogerstone West
<b>Decision:</b>	GRANTED WITH CONDITIONS		

## 1. BACKGROUND

- 1.1 This application is submitted on a part-retrospective basis with some of the works having previously commenced.

## 2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a detached bungalow located within the Rogerstone West ward. The property occupies a substantial plot with the majority of land being located at the rear and western side of the dwelling. The property occupies a slightly elevated position relative to the road. The topography of the land is such that the level of the rear garden increases away from the dwelling towards the east.
- 2.2 The application site is located within the defined settlement boundary as identified by the Newport City Council Local Development Plan (LDP). A public right of way (PROW) (ref; 406/63/1) runs along the north/west boundary of the site linking Risca Road and Pontymason Lane. A dense area of trees is located to the west of the application site located to the south of Risca Road. To the north of the application site is an additional area of dense trees which also forms part of the designated Green Wedge and is located outside of the defined settlement boundary.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks permission for a rear extension, a raised ridge line of the roof and the conversion of the loft space to allow for accommodation, and rear ground works comprising of excavation of garden area.
- 3.2 The walls of the extension will be red clay facing brick ware, smooth sand cement render with a paint finish, and a timber vertical weatherboarding with Larch or charred timber. The rainwater good will be half round gutters and circular downpipes with colour-coated aluminium of pvc-u. They will be made of fascial and barge boards, wrot softwood, with a paint finish. The window and doors will be coated aluminium or pvc-u double glazed frames with grey anti-sun tinted glass.
- 3.3 The total footprint of the extended dwelling would be 139m<sup>2</sup>. In regard to the excavation of the garden area, there would be a 900mm blockwork retaining wall which will be rendered and painted at the rear of the patio. There will be a slight incline toward the rear of the garden with the floor level rising from 53.650mm to 53.750mm. The finished floor level will measure 53.670mm in height. The proposed extension wall will be set back by 3600mm.

- 3.4 The proposed replacement of the roof structure would measure 6350mm in total height. It is proposed that the loft conversion would have three roof-light windows on the southwestern front elevation, and one on the southeastern elevation. The proposed materials for the roof will be blue/black cement fibre slate with a dressed edge Cedral Birkdale, and blue/black ridge tiles.
- 3.5 The proposed rear extension will measure 4.21m in depth on the North Western elevation and 5.31m depth on the North Eastern elevation. The proposed extension would measure 12.37m in length. The total depth of the dwelling would measure 12.7m. An additional door and window are proposed on the ground floor rear southwestern elevation. The dwelling would have an approximate volume of 958cm<sup>3</sup>.
- 3.6 The proposed ecological enhancements include:
- 1No CJ WILDLIFE WoodStone Harlech Bat box to be fixed to South East face of tree as indicated on Site Block Plan. Minimum 3m above ground level.
  - 1No CJ WILDLIFE WoodStone Starling nest box fixed to North West side of tree indicated on the proposed Site Block Plan. Minimum 3m above ground level.
  - An area of law equal to 25m<sup>2</sup> shall be sown with a mix supplied by Bee Meadow by ReNatura.
  - A solitary bee nest shall be fixed to the North West Boundary fence.

#### 4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
99/0554	ERECTION OF A SINGLE DWELLING (OUTLINE)	REFUSED	18/08/1999
00/0732	ERECTION OF A SINGLE DWELLING (RE-SUBMISSION)	REFSUED	15/11/2000

#### 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 Technical Advice Notes:

Technical advice note (TAN) 5: nature conservation and planning  
Technical advice note (TAN) 12: design

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)  
Policy GP5 (Natural Environment)  
Policy GP6 (Quality of Design)  
Policy GP7 (Environmental Protection and Public Health)  
Policy CE3 (Water Based Recreation)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

WILDLIFE AND DEVELOPMENT SPG (PDF)  
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG (PDF)

**6. CONSULTATION RESPONSES**

6.1 Local Highways Authority: *No objection-  
The existing parking is sufficient to park and turn three cars, which is the maximum requirement for a residential property. There are therefore no objections on highway grounds.*

**7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 28.11.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

**8. ASSESSMENT**

**8.1 Principle of Development**

This application seeks consent for alterations to an existing dwelling. The property is located within the defined settlement boundary and is within a residential area. Accordingly, no objection is raised to the principle of the development.

**8.2 Visual Amenity/ Character and Appearance;**

8.2.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states: *A proposal that changes the form of a roof (e.g. pitched to mansard) should nevertheless be consistent with the scale and proportions of the existing building and that A proposal that changes the form of a roof should not detract from the character and appearance of the streetscape.*

8.2.2 Whilst the chimney would not be preserved, the proposed alterations to the roof would still retain some of the same characteristics, such as the pitched roofs on both the

eastern and western elevations. The materials used are keeping with the general character of the neighbouring dwellings.

- 8.2.3 The extension is proposed on the rear elevation of the dwelling, the size and form is subordinate to the main dwelling house and forms a single storey infill extension which would appear appropriate to the dwelling and space around it. It should be considered that the infill extension would not protrude past the rear building line of the host property.
- 8.2.4 Additionally, whilst the development results in an increase in volume to the roof space by the introduction of gable ends, it is not considered that this would appear overly obtrusive.
- 8.2.5 The bungalows on Risca Road are not identical and the proposed increase to the ridge height would not result in any unacceptable adverse impact. The dwelling would still appear as a bungalow and the proposed changes would not prejudice the character of the existing dwelling or wider area.

### 8.3 **Residential Amenity:**

When assessing the window to room ratio, it is deemed that there is an adequate window to room ratio for residential amenity of residents.

- 8.3.1 The rear extension does not face a building or relevant structure and therefore, the 45° tests are required. The neighbouring property has a ground floor window on the rear elevation and the extension would project beyond the existing windows. For the plan view test, a notional line was drawn at 45 degrees from the centre of the affected window. Additionally, for the elevation test, a 45 degree line was drawn from the centre of the affected window. The proposed extension passed both tests. The outlook of the windows would provide a pleasant outlook but no unacceptable level of overlooking into neighbouring properties. It would however be considered necessary to condition that the windows serving the proposed bathrooms at first floor be obscurely glazed and maintained as such to ensure privacy levels were maintained to an acceptable level. In terms of amenity space, it is noted that there is a large garden retained around the development.
- 8.3.2 The scale and siting of the proposed extensions in conjunction with the relationship of the closest residential dwellings is such that no unacceptable adverse impact in respect of the living conditions of neighbouring occupiers would arise from the proposed development. The proposal is therefore considered to comply with the requirements of LDP Policy GP2 and Policy GP6.

### 8.4 **Biodiversity:**

PPW sets out that " Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems" (para 6.4.5). This element and subsequent requirements in Chapter 6 of PPW respond to the Section 6 Duty of the Environment (Wales) Act 2016.

8.4.1 The above requirement is echoed within Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), to address this requirement the application proposes an ecological enhancement scheme. A Green Infrastructure Statement has been submitted alongside the proposal stating that five ecological enhancements will be put in place:

- Type A- 1No CJ WILDLIFE WoodStone Harlech Bat box.
- Type B- 1No CJ WILDLIFE WoodStone Starling nest box fixed to tree.
- Type C- 25m<sup>3</sup> of bee meadow seeding. Max twice yearly mowing.
- Type D- Solitary bee nest.
- Type E- Native species pollinator and butterfly planting.

The proposed enhancements are considered to be adequate to satisfy the policy requirements, it is considered necessary that the enhancements as proposed are conditioned to implemented and maintained for the life time of the development.

## **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 This application is recommended for approval because the development complies with Council policies and adopted guidance. It has been demonstrated that the development would not be excessive so as to have a detrimental impact upon visual amenity or the character and appearance of the surrounding area, thereby satisfying the policies of GP2 and GP6 of the NLDP. Furthermore, the development would not have an unacceptable adverse impact upon the living conditions of neighbouring occupiers. It is also considered that the proposal would not have a significant adverse effect upon residential amenity, highway/pedestrian safety and ecology/ biodiversity.

## **11. DECISION GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <1793[PL]02, 1793[PL]05, 1793[PL]06, 1793[PL]01, 1793[PL]04, 1793[PL]07, 1793[PL]08, 1793[PL]09, 1753- Topographical survey >.

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 installation, the biodiversity enhancements shown on 1793[PL]04 will be completed and retained.

Reason: To provide nesting/roosting for birds/bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

03 The external materials and finishes of the property will match the host dwelling, or in accordance with any other details firstly submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

### *NOTE TO APPLICANT*

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 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 proposed development did not need to be screened under the Environmental Impact Assessment Regulations.

#### **04 Bat Advisory Note**

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 in a fine and/or imprisonment.

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