

Delegated Decision Report

Application No:	25/0304	Statutory Period Expires:	16th June 2025
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Site:	29 Grove Park Drive Newport NP20 6YE		
Proposal:	DEMOLITION OF EXISTING DETACHED GARAGE AND EXISTING REAR EXTENSION. PROPOSED NEW GARAGE WITH PITCHED ROOF AND CONNECTION TO HOUSE, PROPOSED REAR EXTENSION		
Applicant:	J Kendall		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 29 Grove Park Drive is a 2no storey detached property with a detached garage and existing rear extension. Garages on Grove Park Drive are a mix of attached and internal but generally display flat roofs. However, there is evidence of pitched roofs at No 14, No 23 and No 24. Rear extensions on properties at Grove Park Drive are generally conservatories. The property occupies a spacious residential garden. Topographically, it is set higher than its nearest neighbour.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing rear extension, measuring 3m in depth, 3.6m in width, 2.2m to the eaves and 3.1m to the ridge, and the existing garage, measuring 3m in width, 5.5m in depth, 1.2m to the eaves and 1.3m to the fascia. A new attached garage is proposed, measuring 4.1m in width, 5.5m in depth, 1.7m to the eaves and 3.2m to the ridge and a single storey rear extension, measuring 10.3m in width, 4.6m in depth and 3m to the eaves. The external walls of the garage and the rear extension are proposed to match the existing red brick. The roof of the garage is proposed to match the existing double roman tiles.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
01/1331	ERECTION OF SINGLE STOREY REAR EXTENSION AND REPLACEMENT PORCH	GC	22.01.2002

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)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

My only concern with this application would be impacts upon bats, which are European protected species, roosting in parts of the building affected by these proposals. I do not see that the roof of the main building would be affected, and the low, flat roof of the garage is not a feature with high bat roost potential. In addition, the property as a whole is relatively modern and I would not think it would be captured by the criteria in the SPG which describe the circumstances where we would ask for a bat survey.

However we can never totally rule out the presence of bats so we should attach our bat advisory note to any consent granted.

6.2 Highways Officer: No objection –

The proposals include a larger garage which would be better for parking and or cycle storage. There are no highway objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23.04.2025

7.1 NEIGHBOURS: 9no neighbours were consulted, sharing a common boundary and opposite, and no response was received.

8. ASSESSMENT

8.1 Visual Amenity (GP6)

8.1.1 The main dwellinghouse has a gable roof form. The proposed single storey rear extension has a flat roof with contemporary design; however the extension will not be visible from a public vantage point and therefore does not affect the roof form across the frontage of the house. This would therefore be in line with the SPG. The rear extension is set off both intervening side boundaries. The proposed garage has a gable roof form which will match the main dwellinghouse and will adhere to a coherent roof form across the frontage of the dwellinghouse. It occupies a comparable slab level to existing but will have increased massing by reason of the addition of the pitched roof and increased size. The neighbouring property has a pedestrian access to its side but no side facing windows.

8.1.2 The external materials of the proposed rear extension and garage will match the existing dwellinghouse and this is therefore acceptable.

8.1.3 The proposed extension is of an acceptable size. There is adequate garden space left and while the development spans the width of the dwellinghouse, it is appropriate to the host dwelling and therefore acceptable. The proposed garage is of an acceptable size and only changes in width. This increased width is achieved by building over the existing side pedestrian access between house and garage, thereby making the new garage attached. It

does not appear to extend closer to the neighbouring property than the existing. This is not unduly dominant or excessive in size and is therefore acceptable. While it is visible from a public vantage point, it is not considered to harm visual amenity as it is matching in roof form and external materials to the main dwellinghouse and therefore is in keeping with the character and appearance of the host property.

8.2 Residential Amenity (GP2)

8.2.1 The rear extension does not face a building or relevant structure and therefore, the 45° test is required. The neighbouring property has a ground floor window on the rear elevation and the extension would project beyond the existing protected windows. For the plan view test, a notional line was drawn at 45° from the centre of the affected window. The proposed extension will not project beyond this line. For the elevation view test, a notional line was drawn from the centre of the protected window at 45°. An extension which fails both tests could be deemed unacceptable. The extension passed the plan and elevation test and as such, does not adversely affect the neighbouring property by means of a loss of daylight and overbearing effect. This is largely by reason of its single storey size, acceptable depth and set off the common boundary.

8.2.2 The rear elevation and garage are acceptable in this regard. There is a horizontal 2no pane window proposed on the side elevations of the rear extension. While this would face the boundary with No28, the window is raised 1.8m from floor level and therefore would allow light into the room without impacting the privacy of residents at No28. Notwithstanding, it is also set several metres (minimum 4m) off the established intervening boundary and will not give rise to unneighbourly effect. The other side facing window looks over vacant land that appears to potentially form part of the applicant's residential garden or associated space. On the rear elevation, there is a ceiling to floor windowpane, a door and a 3no pane casement window. These look over the applicant's garden and therefore do not harm any neighbouring property in terms of privacy.

8.3 Parking (GP4)

8.3.1 The NCC Highway Officer has offered no objection in regard to the garage and has commented that the larger space is better for parking.

8.4 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The application suggests solar gains, a planter, open rafter ends, an internal planter and a passive air purifier.

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 development is acceptable as it does not give rise to demonstrable loss of light or overbearing effect and is of acceptable design. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Existing plans and elevations PL02
- Locations and site plans PL01 Rev A
- Proposed elevations PL04
- Proposed plans PL03

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 ROOF USE CONDITION

At no time shall the flat roof of the extension hereby approved be used in any form as an amenity space or sitting out area.

Reason: To protect the privacy of occupiers of adjoining residential properties.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing plans and elevations PL02
- Locations and site plans PL01 Rev A
- Proposed elevations PL04
- Proposed plans PL03

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

04 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.