

Delegated Decision Report

Application No:	25/1026	Statutory Period Expires:	3rd April 2026
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Site:	10 Fairfield Close Caerleon Newport South Wales NP18 3DR		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SIDE ROOF DORMERS		
Applicant:	A Manley		
Type:	Lawful Development Proposed	Ward:	Caerleon
Decision:	GRANTED		

1. BACKGROUND

- 1.1 This application forms a resubmission of application ref.25/0702 which was refused in October 2025. The previous application was refused as it was determined that the development was not in accordance with Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and planning permission would be required for the proposal.

2. SITE LOCATION AND CONTEXT

- 2.1 10 Fairfield Close is a detached dormer bungalow located in the Caerleon ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to erect 1no side dormer on the southwestern roof slope, measuring 10m in width, 2.2m in height, and 2.4m in depth. The dormer would be set back 400mm from the eaves of the roof and set down 800mm from the ridge of the roof. The external materials are proposed to be UPVC cladding.
- 3.2 There is an existing side dormer in the northeastern roof slope, measuring 4.3m in width. It is proposed to extend this dormer on each side, increasing the resultant width to 9m. The dormer extension on each side would be flush with the existing dormer, set back 400mm from the eaves of the roof, set down 800mm from the ridge of the roof and finished with UPVC cladding.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0702	PROPOSED DORMER EXTENSIONS	REFUSED	30.10.2025

5. PLANNING POLICY

- 5.1 N/A

6. CONSULTATION RESPONSES

- 6.1 None.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

- 8.1 *The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 Schedule 2 Part 1 Class B permits the enlargement of an addition or alteration to its roof.*

B.1. Development is not permitted by Class B if—

(a)any part of the dwellinghouse would, as a result of the works, exceed the height of the

highest part of the existing roof;

(b)any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;

(c)any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which— (i)is comprised in a side elevation of the existing dwellinghouse; and (ii)is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;

(d)the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i)40 cubic metres in the case of a terrace house; or (ii)50 cubic metres in any other case;

(e)other than in the case of a hip to gable enlargement, any part of the enlargement would be less than 20 centimetres from the eaves of the existing roof;

(f)it would consist of or include— (i)the construction or provision of a veranda or raised platform ; (ii)the construction or provision of a balcony which— (aa)contains a platform of any description; (bb)projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; or (cc)if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or (iii)the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure; or

(g)the dwellinghouse is on article 1(5) land or within a World Heritage Site

B.2. Development is permitted by Class B subject to the following conditions—

(a)the appearance of the materials used in each element of any exterior work must so far as practicable match the appearance of the materials used in the equivalent element of the existing dwellinghouse; and

(b)if any element of a window inserted on a roof slope or other element of a side elevation of the dwellinghouse would, if projected downwards in a vertical line to ground level, be within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation, then the window must be—

(i)obscure-glazed;

(ii)non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor or stair of the dwellinghouse directly below that point; and

(iii)permanently maintained in compliance with the requirements of paragraphs B.2 (b) (i) and (ii).

8.3 As forementioned, the property has an existing dormer on one side which would be extended to a resultant width of 9m in total. The proposed dormer in the southwestern slope would also measure 9m in width. The volume calculations as provided by the applicant identify the total volume increase as 49.68m³ however this figure is inclusive of the existing dormer. Excluding the volume of the existing dormer, the total volume increase would be 37.81 cubic metres. Schedule 2 Part 1 Class B.1(d) states that development is not permitted if the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres. The development complies with B.1(d).

8.4 The proposed new dormer and extended sections of the existing dormer would be finished with UPVC cladding boards. B.2.(a) states that the appearance of the materials used in each element of any exterior work must so far as practicable match the appearance of the materials used in the equivalent element of the existing dwellinghouse. The UPVC cladding would match the existing dormer in the northeastern roof slope which is considered the equivalent element of the existing dwelling in this instance.

8.5 No windows are proposed in the new dormer nor the extended section of the existing dormer.

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 in accordance with Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

11. DECISION

GRANTED

01 The development is in accordance with Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 25-2266-DWG-01 - Site Location Plan, 25-2266-DWG-02B - Existing/Proposed Floor/Roof Plans and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.