

Delegated Decision Report

Application No:	25/0503	Statutory Period Expires:	19th August 2025
------------------------	----------------	----------------------------------	-------------------------

Site:	15 Shakespeare Crescent Newport NP20 3LQ		
Proposal:	SINGLE STOREY SIDE EXTENSION		
Applicant:	J Monkley		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is within the Gaer ward, and the surrounding area is characterised by residential properties. Within the immediate vicinity to the South East of Shakespeare Crescent Road, the designs of the houses appear similar, with most being a two storey, red brick, semi-detached, flat roof property with a single storey side extension. The property backs onto trees and a railway track.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the removal of a single storey flat roof side extension and be replaced with a larger single storey flat roof side extension.

Measurements for existing:

W:2.7m

D: 5.1m

H: 2.5m

Measurements for proposed:

W: 4.1m

D: 8.3m

H: 2.7m

The extension would be set back from the principal elevation by 0.8m. The extension protrudes past the rear elevation by 1.9m. The rear extension has bifold doors on the rear, a single side window and a roof light. The extension is proposed to serve a WC, snug, and utility area.

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27.06.2025.

7.1 19no. neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The proposed height increase of 0.2m is marginal and the extension remains subordinate to the main dwelling. Although the width and depth are increasing, the extension is set back from the principal elevation and still maintains a gap from the boundary fence. While the rear projection slightly exceeds the existing rear elevation, it would not cause demonstrable harm to the dwelling.

- 8.2.2 According to paragraph 5.3.1 of the House Extensions and Domestic Outbuildings SPG, poorly designed side extensions can harm the townscape by distorting house elevations, disrupting symmetry in semi-detached pairs or terraces, and filling valuable gaps between buildings that contribute to visual rhythm and a sense of space. To avoid this, the SPG recommends that side extensions be set in at least one metre from the side boundary.
- 8.2.3 In this case, although the extension moves closer to the boundary, it does not fully close the gap due to its modest scale and subordinate height. Many nearby properties, including No. 19 with a two-storey side extension, have similar or larger additions. As such, the proposed extension would not cause significant harm and is considered to be in line with SPG guidance.
- 8.2.4 There is no fenestration detail proposed on the front elevation facing into the streetscene. Whilst this causes a larger blank elevation, this is not harmful to cause a reason for refusal alone.

8.3 Residential Amenity

It is considered that the property at number 17 closest to the development also holds a single storey side element. When assessing if any windows would be impacted to neighbouring properties from a loss of light, it is noted the window in the side elevation facing toward the host property at ground floor level is obscure glazed. Therefore, any loss of light to this window is not likely to be a habitable room and is acceptable.

8.4 Biodiversity

- 8.4.1 PPW12 in paragraph 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given the scale of development, a GI statement is not required in this instance.
- 8.4.2 Policy 9 of Future Wales 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 GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be reasonably conditioned.

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 Overall, the proposed development is considered acceptable in design and scale, remaining clearly subordinate to the main dwelling. Its setback from the front elevation and separation from the side boundary help preserve the character of the streetscene. The single-storey height ensures that the extension does not fully infill the space between

properties, avoiding a terracing effect. While the absence of fenestration on the front elevation results in a blank façade, this is not deemed to cause significant harm to the overall appearance of the extension or the surrounding area. A condition can reasonably be applied to secure appropriate biodiversity enhancements. On balance, the scheme is considered to comply with relevant planning guidance and is therefore approved, subject to conditions.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 25-2295-DWG-02B Plans - Elevations A1; 25-2295-DWG-01 OS Map A4
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 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.
Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, 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 proposals did not need to be screened under the Environmental Impact Assessment Regulations.