

Delegated Decision Report

Application No:	26/0109	Statutory Period Expires:	8th April 2026
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Site:	11 Vancouver Drive Newport NP20 3QT		
Proposal:	PROPOSED DEMOLITION OF EXISTING REAR PORCH, DETACHED REAR STORE AND PART OF THE GARAGE AND CONSTRUCTION OF SINGLE STOREY SIDE/REAR EXTENSION, ALONG WITH REPLACEMENT OF FRONT PORCH (RETROSPECTIVE)		
Applicant:	J & L Pritchard & Walsh		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey semi detached dwelling located in the Allt-yr-Yn ward, on Vancouver Drive a residential street within the defined settlement boundary. The property benefits from off street parking to the front and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the demolition of an existing side porch, rear store area and part of the garage to allow the construction of a single storey side / rear extension. The proposed extension will serve a kitchen / day room and will allow the dwelling to connect to the existing garage, the overall extension measures at 4m deep, 5m in width and a maximum height of 2.9m. Externally, the extension will adopt a flat roof and will be constructed of red facing brick.

3.2 The application is also seeking consent for a replacement front porch. The proposed front porch will measure at 2.8m in width, 1.5m in depth, 2.2m in height to the eaves and a maximum height of 3.3m. Externally, the porch will adopt a lean to roof design and will be constructed of red facing brick.

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)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

It appears the new garage is not long enough to meet current standards and therefore, as a result of development, the property loses a parking space (garage) and access to the rear is only possible through the kitchen.

The new garage could be considered as cycle storage.

We would not anticipate any significant issues arising from the loss of this space, but the development is not policy compliant.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 18.02.2026

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

Side/Rear Extension:

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. While the extension would be positioned in majority to the side of the property with a partial part extending to the rear, it is set back from the principal elevation of the dwelling by 4.2m and would not be overly obtrusive in size to the main building. While the proposal will adopt a flat roof and be partly visible from the public realm, the external finish of the extension is to be buff facing brick. It is also acknowledged that a similar type of development has occurred at the immediate neighbour No. 13. Therefore, the proposed extension would not appear out of place within the streetscene, and the proposed extension is considered to be in accordance with policy GP6.

Front Porch:

8.2.2 The house extension and domestic outbuilding SPG states that 'A porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' The external finishes are proposed to match the existing dwelling which will

result in a coherent visual impact. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 **Residential Amenity:**

Side/Rear extension:

- 8.3.1 The proposed development would result in an enlargement of the existing footprint/ built Form. However, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. The extension is proposed with a limited scale and height, therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. As a result, the development is deemed acceptable complying with the requirements of LDP Policy GP2.

Front Porch:

- 8.3.2 The proposal would result in an enlargement of the existing built form and while the front porch will include a side window, the development is proposed with a max height of 3.3m and given the set off from the common boundaries of the neighbouring properties it is not considered that the proposed development would result in any unacceptable level of overbearing impact. Furthermore, it is considered that a condition can be attached to any planning consent requiring that the window be obscurely glazed and maintained as such. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.4 **Biodiversity:**

- 8.4.1 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. In this case two bird boxes have been proposed, this is considered to be appropriate when considering the scale and context of the development.

- 8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

8.5 **Highways:**

- 8.4.1 The Local Highways Authority (LHA) was consulted on the application and raised an objection due to the reduction in garage space leading to the proposal not being policy compliant in terms of parking provision. However, the size of the garage is 4.95m x 2.4m and therefore, it is noted that the internal dimensions of the garage do not meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it cannot be counted as a carparking space. Accordingly, the development would not result in a loss of onsite parking provision. It is also noted that there are no planning conditions that would restrict the use of the garage or require its retention. Although, the LHA has noted that the garage could represent a loss of cycle storage. While the applicant has not sent in proposed drawings for this, there is sufficient parking in the area to ensure that harm will not be caused.

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 side and rear extension is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. The development has been thoroughly assessed against relevant local and national planning policies and found to be compliant. It is considered sympathetic to the character and appearance of the host property and would not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. **DECISION**

GRANTED SUBJECT TO CONDITIONS:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan DRG.05 , Existing / Proposed Ground Floor Plans DRG.02 , Proposed Elevations DRG.03 , Existing / Proposed Site Plans DRG. 04
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The biodiversity enhancement scheme as shown on approved plan Proposed Elevations DRG.04 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).
3. The Front Porch side window hereby approved shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity and maintained as such for the lifetime of the development.

Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan DRG.05 , Existing / Proposed Ground Floor Plans DRG.02 , Proposed Elevations DRG.03 , Existing / Proposed Site Plans DRG. 04

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 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.