

Delegated Decision Report

Application No:	25/0473	Statutory Period Expires:	15th August 2025
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Site:	23 Collier Street Newport NP19 7AT		
Proposal:	PROPOSED LOFT CONVERSION AND SINGLE STOREY REAR EXTENSION		
Applicant:	Ciku		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a two-storey terraced dwelling located on Collier Street in the St Julians ward. Externally, the property is finished in a white roughcast render with black UPVC windows.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the northwest of the property is the River Usk (SSSI and SLA). To the east of the property is a communal play area. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 A loft conversion is proposed to provide a third bedroom and en-suite at second floor level. To accommodate the creation of the bedroom and en suite, the removal of the existing chimney and the erection of a rear dormer roof extension is proposed in the rear roof slope. The proposed dormer would measure 5.1m in width, spanning the full width of the dwelling, 3.3m in depth and 2.3m in height. The dormer would be set down 210mm from the ridge of the host dwelling and set back 210mm from the eaves. Fenestration would include 1no single pane window (serving the en-suite), 1no triple-pane window (serving the bedroom) and 1no roof light. The external walls of the dormer would be finished in render to match the existing.

3.2 A single storey rear extension is also proposed, measuring 3.4m in depth extending from the rear elevation, 5.1m in width, 2.9m to the top of the proposed flat roof, 2.6m to the eaves and 3.3m to the ridge of the proposed lantern style roof light. The extension would be finished in render to match the existing dwelling. Fenestration would consist of 1no set of bifold doors on the rear elevation and 1no lantern style roof light.

3.3 To accommodate the proposed single storey extension, the existing lean-to extension on the rear would be partially demolished. The existing extension measures 3.4m in depth, 3.1m in width, 2m in height to the eaves and a maximum height of 3.4m to the top of the lean-to roof. The existing structure occupies the shared boundary with no.21 Collier Street.

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 states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

Not Policy Compliant

The proposals result in an additional bedroom which raises a need for an additional parking space (based on the SPG). This is a marginal and theoretical increase in demand for parking. We would not consider the impact likely to be sufficient to warrant an objection or refusal.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17/06/2025.

7.1 NEIGHBOURS: 7no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance also states that a proposal that changes the form of a roof should not detract from the character and appearance of the streetscape. The proposed dormer would be sited on the rear roof slope and would not be visible from the highway so is therefore unlikely to detract from the character and appearance of the streetscape. Instead, only minimal views would be afforded from the rear windows/gardens of properties along Collier Street and Corelli Street.

8.2 The House Extensions and Domestic Outbuildings SPG states that dormers should respect the character of the existing building and that a dormer with a wide flat roof is unlikely to be acceptable. It further states that '*dormers should be set well below the ridgeline of the main roof and set back from the main face of the existing building.*' A dormer should be set back at least 50cm from the eaves of the existing building and 50cm set down from the ridge of

the existing roof. The proposal fails to meet the standards of the SPG as the proposed dormer has a minimal set down (210mm), minimal set back from eaves (210mm) and includes a large flat roof spanning a large width across the roof. Notwithstanding the above, The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2 Part 1 Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to conditions. The conditions include and are not limited to; the height must not exceed the highest part of the existing roof, the cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 40 cubic metres and any part of the enlargement must not be less than 20 centimetres from the eaves of the existing roof. Therefore, while it is acknowledged the design of the dormer is not preferable by SPG standards, the development would not cause significant harm to the area as it is sited on the rear roof slope and the fall-back position of what can be achieved without the need for planning permission under the provision of the General Permitted Development Order (Wales) has been given weight. Therefore, on balance, it is considered that the dormer is acceptable in this instance.

- 8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size and form of the extension are appropriate in the context of Collier Street. The extension would be built on the rear elevation and would therefore not be visible from the public realm, so it is considered that the extension is appropriately sited.
- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). A flat roof is proposed which deviates from the pitched roof form of the main dwelling; however, it is considered that a flat roof is appropriate in this context.

Residential Amenity:

- 8.5 The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' and sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test is applicable where an extension from an existing building line affects a protected window. Applications that fail the 45-degree may be refused. The adjoining property (no.21) has protected windows at ground level on the rear elevation. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the window. The proposed extension at no.23 would fail the 45-degree tests (plan view and elevation view) from the ground floor protected window on the rear elevation of no.21 however when conducted against the existing elevations, the property failed both tests. This demonstrates that the proposed extension would not significantly reduce the level of daylight reaching the habitable rooms at no.21 over and above the existing situation.
- 8.6 The neighbouring property (no.21) also has side facing windows in their existing rear extension which would face the proposed extension. As such, the 25-degree test was applied. The 25-degree test is conducted from the horizontal centre of a protected window, at a point two metres above ground level. A notional line is drawn at an angle of 25° to the horizontal. Any development that projects within this line is likely to interfere with the diffuse daylight available to the existing building. In such circumstances, planning permission may be refused. The proposed extension marginally failed the 25-degree test when conducted from the neighbour's side facing window. The test also marginally failed when conducted against the existing elevations. This demonstrates that the proposed extension would not significantly reduce the level of daylight reaching the habitable rooms at no.21 over and above the existing situation. The consideration here, is not only the impact to daylight, but the overbearing impact of the development
- 8.7 With regard to the above, it is considered that the proposed single storey extension would not have a detrimental effect on the level of direct light reaching the neighbouring property and is not substantially more harmful than the impact caused by the existing layout. The

extension is therefore compliant with Policy GP2 (General Amenity) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.8 In order to prevent perceived overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The single storey extension would not be set off the boundary with the adjoining properties (no.21 and no.25 Collier Street) however it is considered to be of appropriate massing in relation to the host dwelling. As forementioned, an existing single storey extension, measuring up to 3.4m currently occupies the boundary with no.21. It is not proposed to increase the height of the extension, rather a reduction in height at the boundary meaning that there will be a reduction in massing at the boundary. The adjacent neighbour (no.25) also benefits from a rear extension, measuring approximately 5.6m in depth, occupying a large portion of the shared boundary with the application property. The extension would not project further in depth, nor height so it is not anticipated that the extension would impact the neighbouring amenity by means of an overbearing effect. Furthermore, the fall-back position of what can be achieved without the need for planning permission under the provision of the General Permitted Development Order (Wales) has been given weight in the assessment of this application. Both a single storey rear extension and a 2M high boundary treatment can be erected at will (subject to conditions), therefore any impact in respect of overbearing is not considered to be of an unacceptable level. With regard to the above, it is considered that the proposed single storey extension would not adversely affect neighbouring residential amenity by means of overbearing and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.9 Regarding the proposed dormer roof extension, it is considered that due to the position and orientation of the property, the dormer would not have an unacceptable overbearing impact or result in loss of light to any neighbouring property.
- 8.10 In terms of fenestration, 2no proposed windows are proposed in the dormer. The proposed windows would provide views toward the rear which onlooks the rear gardens of Collier Street and Corelli Street. Although the views would be from a higher level, the views provided would not go materially beyond what can already be achieved through the existing rear elevation windows at first floor level. Similarly, 1no. set of bifold doors are proposed at ground level on the rear elevation. The glazed doors would provide views towards the rear garden of the application property and would not go beyond what can already be achieved through the existing ground floor rear elevation windows. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.11 **Highways Safety;**
The proposal results in an additional bedroom which raises a need for an additional parking space (based on the SPG). The property is not able to accommodate off-road parking spaces. Although the marginal and theoretical increase in demand for parking would mean that **the** proposal is not policy compliant, the Council's Highways Officer has noted that the impact is not sufficient to warrant an objection.
- 8.12 **Biodiversity:**
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 enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026

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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. Regard has been given to the provision of the General Permitted Development Order (Wales) during the assessment of this application.

11. DECISION

GRANTED WITH CONDITIONS

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

- 2501.02 - Proposed Floor Plans and Elevations,
- 2501.03 - Existing and Proposed Site Layout.

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 No window or door openings (other than those shown on the approved plan) shall be formed in the north east or south west side elevations of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring property in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 The materials used to finish the external alterations to the dwelling and extension hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

04 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. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2501.01 - Existing Floor Plans and Elevations, 2501.02 - Proposed Floor Plans and Elevations, 2501.03 - Existing and Proposed Site Layout.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 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.