

Delegated Decision Report

Application No:	25/0719	Statutory Period Expires:	21st November 2025
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Site:	228 Pilton Vale Newport South Wales NP20 6LW		
Proposal:	SINGLE STOREY REAR EXTENSION		
Applicant:	M Lewis		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 228 Pilton Vale is a two-storey semi-detached property located in the Malpas ward. The site is adjacent to the Pilton Vale Brook Environmental Space as identified by Policy CE3 of the Newport Local Development Plan.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey extension on the rear elevation. The extension would measure 4.2m in depth from the existing rear elevation and 7.2m in width. The extension would measure 2.3m from the ground level to the eaves, 2.75m to the top of the proposed flat roof and a maximum of 3.4m in height to the top of the proposed lantern style roof light. The extension would project 1.4m beyond the side elevation for a depth of 1.2m. The external walls would be buff brickwork to match the host dwelling. Fenestration would consist of 1no set of bifold doors on the western (rear) elevation, 1no door on the front elevation of the side projection and 1no lantern style roof light.

3.2 The extension would connect to the existing detached garage, which measures 5.9m in depth, 3.2m in width, 2.3m to the eaves and 2.75m to the top of the flat roof. 2no flat roof skylights are proposed in the roof of the existing garage. The garage has previously been converted and is not used for the purpose of off-road parking. The garage is currently used for storage however it is proposed to convert the garage into a playroom, a wet room and a utility.

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.

Policy CE3 - Environmental Spaces & Corridors states that in and adjoining the urban and village areas, and in areas identified for comprehensive development, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as “environmental spaces and corridors”. Development in these spaces will be permitted only where: i) The existing or potential environmental qualities of the site will be improved or complemented; ii) There is no adverse impact on international, European, national, regional or local nature conservation interest; iii) There is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site. proposals to enhance or improve existing environmental space provision will be encouraged where practicable. Additional provision will be sought in areas where a deficit has been identified.

5.4 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 02.10.2025, Site Notice was put up on 10.10.2025.

7.1 NEIGHBOURS: 3no neighbours were consulted. 1no response received to date.

227 Pilton Vale

I neither support nor object to this application but do not want any negative impact on my property and would expect the following considerations to be met:-

There is a garden wall comprising of face brickwork and timber which I built and funded on my property, which runs the length of the garden on my side of the boundary. I do not want this wall touched or damaged in any way

The gutter for 227 and 228 are joined at the front and feed into a downpipe on the 228 side. If changes are made to the gutter and downpipe on the 228 side I expect my gutter to be left connected to this system

All building work on the proposed extension for 228 is to take place on neighbours property and I do not want any person coming onto my property

All building work to be completed in a timely fashion and to be left neat and tidy, comply with all building and planning regulations and not to cause any negative impact on my

property or day to day living

8. **ASSESSMENT**

8.1 **Visual Amenity/ Character and Appearance;**

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 is appropriate in the context of Pilton Vale. The extension would be built on the rear elevation, which is visible from the public realm, albeit, the rear remains the most appropriate elevation and the extension is therefore appropriately sited.

8.2 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 does not match the host dwelling however as forementioned, the extension would connect to the existing garage which has a flat roof. Therefore, a flat roof is considered more appropriate and deviance from the SPG is justified in this instance.

8.3 **Residential Amenity:**

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.' The House Extensions and Domestic Outbuildings SPG sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test (plan view and elevation view) is applicable where an extension from an existing building line affects a protected window. An extension which fails both tests could be deemed unacceptable. The adjoining property (no.227 Pilton Vale) has protected windows on the rear elevation as such, both 45-degree tests were conducted. The extension failed the plan view test however passed the elevation test. Given that one test is passed, the extension is deemed acceptable, and it is not anticipated that the development would adversely affect the neighbouring amenity by means of a loss of an unacceptable level of daylight and the development is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.4 There is currently a 2m featherboard fence occupying the shared boundary between no.227 and no.228 Pilton Vale. The proposed extension would reach a maximum height of 2.75m to the top of the flat roof (excluding the lantern roof light). Given the limited height of the extension, the result of the elevation view light test and the presence of an existing 2m fence along the shared boundary it is unlikely to give rise to overbearing effect.

8.5 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring amenity as the bifold doors on the rear would onlook the rear garden.

8.6 It is noted that concerns have been raised regarding potential damage to a garden wall which runs the length of the garden within the rear garden of no.227. The proposed extension is entirely within the rear garden of no.228 so no adverse impacts are anticipated in relation to the wall. It is also noted that the gutter for no.227 and no.228 are joined at the rear and feed into a downpipe on the 228 side. The agent has confirmed that the gutter would remain connected to this system and the gutter will be rerouted to connect to the new downpipe on 228's side (on the proposed extension).

8.7 **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 The proposed rear extension is acceptable as it does not give rise to demonstrable loss of light, privacy or overbearing effect. A biodiversity enhancement scheme will be secured via condition

11. DECISION

GRANTED WITH CONDITIONS

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

- PL 002 - Proposed Floor Plans, Elevations and Sections

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 development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

03 No window or door openings shall be formed in the northern (side) elevation 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 properties in accordance with Policy GP2 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: PL 001 - Site Location Plan, Existing Floor Plans, Elevations and Sections, PL 002 - Proposed Floor Plans, Elevations and Sections.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 and CE3 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.