

Delegated Decision Report

Application No:	25/0903	Statutory Period Expires:	16th December 2025
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Site:	17 Duffryn Close Bassaleg Newport NP10 8PD		
Proposal:	REAR SINGLE STOREY EXTENSION AND EXTENSION OF DECKING		
Applicant:	R Lancaster		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey semi detached dwelling located in the Graig ward, on Duffryn Close 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 This application is seeking consent for a single storey rear extension, measuring at an additional 3m deep from the existing dwelling and with a width of 6.62m and a height of 3.3m. Externally, the material used will match the existing property with UPVC windows and white rendered walls.

3.2 Furthermore, the proposal is seeking consent for the extension of the raised rear decking. The decking will be measured at 2m deep from the proposed extension and will be 1m deeper from the existing decking. Furthermore, the development will have a max height of 2.4m from ground level. To help mitigate any concerns surrounding overlooking a 1.8m glazed screen is proposed on the elevation with No.18 Duffryn close.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
11/0629	CERTIFICATE OF LAWFUL DEVELOPMENT FOR EXISTING DECKING	APP	19.08.2011

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 also relevant.

6. CONSULTATION RESPONSES

6.1 No response

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27.10.2025

7.1 NEIGHBOURS: Two objections were received, the key themes were the proposed fencing would cause and overbearing impact on the two neighbouring properties.

7.2 COUNCILLORS: No comments

7.3 COMMUNITY COUNCIL: The community council raised no objections to the application

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:

Extension

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser important elevations of properties, and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension will consist of a flat roof and therefore contrary to the host dwelling's roof form, it is positioned to the rear and out of public sight and as such, is not deemed unacceptable. Furthermore, the external finish of the extension is set to match the existing dwelling. Accordingly, the proposed extension is considered to be in accordance with policy GP6.

Raised Decking

8.2.3 Furthermore, the proposed decking will also be positioned in the rear garden of the dwelling. Therefore, it will not be visible from the public realm and as a result, offers no implications towards visual amenity and character of the area. The scale, form and finish of the patio is considered to be acceptable

8.3 Residential Amenity:

Extension

- 8.3.1 The proposed development would result in an enlargement of the existing footprint or built form. No side windows are proposed and as a result, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties due to the previous. Furthermore, 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. It is also noted that one of the immediate neighbouring dwellings benefit from a single storey rear extension and therefore an impact felt as a result of the proposed development would be lessened further as a result.

Raised Decking

- 8.3.4 The SPG states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable.' The proposed decking will extend 1m deeper compared to the existing decking and will remain the same max height of 2.4m from ground level. The proposed raised decking will be set off the common boundary with the neighbouring dwelling No.18 and also includes the implementation of a glazed screen that will have a max height of 1.8m and a chamfered corner lowering to 1.2m in height on the elevation of the raised decking that is closest to the common border with no.18. The screening will extend the length of the raised decking and will address privacy concerns, it is considered to make the proposal acceptable in this regard, it is however considered necessary to condition that the screening is erected on site prior to the development within the rear garden coming into beneficial use and is maintained as such in perpetuity. The erection of the screening is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers nor is it considered to be of a height that would be visually incongruous. As a result, the raised decking offers no disruption to the natural light, perceived space or privacy of neighbouring properties and is deemed acceptable.

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 a bird box and Native Wildflower and Pollinator Planting has 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 Response to third parties:

- 8.5.1 Two comments were received which objected the application due to the implementation of 1.8m fencing on both elevations of the rear garden to prevent any overlooking harm created. The comments believed the fencing would be overbearing for both neighbouring dwellings. However, the original plans were altered and both fences was removed, with a single glazed privacy screen on the elevation adjoining No. 18 being proposed instead. The subsequent scale, siting and relationship with neighbouring properties of the screening has been considered in an earlier section of this report and is deemed to be acceptable.

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 deemed acceptable, as it does not result in any significant loss of light or overbearing impact. Similarly, the raised patio in the rear garden is acceptable, with no notable overbearing effects or loss of privacy. 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**

Approve subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan and Proposed Block Plan SD1121-P-00, Proposed Plans and Elevations SD1121-P-02ii
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 materials used to finish the development 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 GP6 of the Newport Local Development Plan (adopted January 2015).

3. The biodiversity enhancement scheme as shown on approved plan Proposed Plans and Elevations SD1121-P-02ii, 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).
4. The Screening hereby approved shall be fitted with obscure glazing to a minimum of level 4 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).
5. The screening as shown on approved plan, Proposed Plans and Elevations SD1121-P-02ii, shall be installed and maintained in accordance with the approved details and maintained as such in perpetuity.
Reason: To ensure the development is completed in a manner compatible with its surroundings and to protect the living conditions of neighbouring occupiers.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan and Proposed Block Plan SD1121-P-00, Proposed Plans and Elevations SD1121-P-02ii

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.