

Delegated Decision Report

Application No:	25/0355	Statutory Period Expires:	6th July 2025
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Site:	18 Itchen Close Bettws Newport NP20 7AL		
Proposal:	PROPOSED FRONT EXTENSION TO CREATE GROUND FLOOR BATHROOM AND PORCH AND ALTERATIONS TO FRONT GARDEN TO PROVIDE DRIVE AND OFF ROAD PARKING		
Applicant:	Z Bytautas		
Type:	Full	Ward:	Bettws
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to 18 Itchen Close, Bettws, Newport. It is a semi detached property in a residential street. The existing plans show no off road parking with the front garden laid to lawn. Site visit confirms works have commenced with a vehicle access already created off the highway.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for a proposed front extension to create a ground floor bathroom and porch and alterations to the front garden to create a driveway and off road parking. The proposed porch would measure a total length of 5.79m, 1.8m in depth and 3.52m in height. It would include a w/c and entrance hallway and would be finished in red brick and white render with brown concrete roof tiles to match the host dwelling. It would include 2no. new windows on the front elevation and a new entrance door on the northern side elevation. The existing footpath to the dwelling would be widened to create a new vehicular access and driveway which would accommodate 2no. car parking spaces. A larger patio area would also be constructed to the rear of the property.

4. RELEVANT SITE HISTORY

4.1 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)

Policies GP2 (General Amenity), GP4 (Highways and Accessibility) and GP6 (Quality of Design) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER: No objection. The proposal includes the creation of off-road parking, which is welcomed as on street parking currently prevents the proper use of the turning head.

6.2 TREE OFFICER: No objections.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 15/05/2025.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted and no responses were received.

8. ASSESSMENT

8.1 The property comprises a semi detached dwelling located at the terminal of Itchen Close. The properties within the wider streetscene are finished in a variety of materials and a number include porches of a similar design to that proposed. The front extension is acceptable in design terms.

8.2 The 'House Extensions and Domestic Outbuildings' SPG states 'a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' The proposed porch would span the front of the host dwelling to the boundary with the adjacent property (no. 16 Itchen Close), however this part of the porch would be open below roof level and as such would not include a boundary wall adjacent to the neighbouring property. On this basis it is not considered to be overbearing or result in a loss of light in relation to the neighbour's window in the front elevation at ground floor level. Whilst not strictly relevant in this case, the 45 degree light tests have been undertaken for completeness. The proposal passes both the vertical and horizontal tests and as such is considered acceptable in this regard. In addition, due to its location to the front of the property, the proposal would not result in a loss of privacy over and above the existing situation. The proposed porch would be located on the front elevation of the property and would include a pitched roof which would match the host dwelling and the design of similar porch constructions on other surrounding properties. The proposed materials would also match the host property. On this basis the proposed porch is considered acceptable in accordance with policies GP2 and GP6 of the NLDP.

8.3 In terms of the new vehicular access and parking area, this would result in the widening of the existing footpath and a reduction in the size of the existing lawn to accommodate 2no. parking spaces, albeit lawn will be retained in part.

8.4 The Council's Highways Officer was consulted on the proposal and advised that they have no objections to the proposed access arrangement and the parking is beneficial as currently occurs within the turning head impeding its functionality. On this basis the proposed development is considered to be in accordance with policy GP4.

8.5 The patio within the rear garden would not be visible from the public realm and would not increase or decrease existing land levels, as such it is also considered acceptable.

8.5 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 SP9 of

the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. No measures have been provided as part of this application and therefore it is considered reasonable and necessary to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application. In addition, 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.

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 development is considered acceptable in accordance with the relevant policies of the NLDP.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: IC18 03 - Proposed Floor Plan and Elevations and IC18 04A - Existing/Proposed Site Plans.

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 porch hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with policy GP6.

03 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

IC18 01 - Site Location Plan

IC18 02 - Existing Floor Plan and Elevations

IC18 03 - Proposed Floor Plan and Elevations

IC18 04A - Existing/Proposed Site Plans

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 (General Amenity), GP4 (Highways and Accessibility) and GP6 (Quality of Design) 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.