

Delegated Decision Report

Application No:	25/0584	Statutory Period Expires:	29th October 2025
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Site:	10 Catalpa Close Newport South Wales NP20 6JW		
Proposal:	PROPOSED GARAGE CONVERSION, FRONT EXTENSION & ALTERATIONS WITH RAISED DECK TO REAR		
Applicant:	P. H. Gardiner		
Type:	Full	Ward:	Malpas
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached, two storey dwelling located on Catalpa Close, in the Malpas ward. The property benefits from a front garden which currently provides 1no off road parking space.

2.2 The site is within the defined settlement boundary as identified by the Newport Local Development Plan 2011 – 2026. There is a grassed/woodland area to the east of the dwelling, known as the Pilton Vale Green Corridor, as identified by Policy CE3 of the Newport Local Development Plan 2011 – 2026. To the west of the property is St Joseph's Hospital. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to convert an existing integral garage into a habitable room. A front extension is proposed in conjunction with the garage conversion, measuring 5m in width, 1.4m in depth, 2.2m to the eaves and 3.4 to the top of the lean to roof. The front extension would be brickwork to match the existing and the roof tiles of the lean-to roof would match the existing. A triple pane white UPVC window would be installed to match the fenestration of main dwelling. The converted garage would serve a study, measuring 6.6m x 2.5m internally. 1no front door with an associated floor to ceiling window is also proposed.

3.2 A rear extension is proposed, to infill the 1.7m x 1.8m space between the existing playroom and garage. The extension would measure 2.5m to the eaves and 2.8m to the top of the flat roof and would serve an enlarged kitchen/diner area. Fenestration would consist of 1no door.

3.3 It is proposed to raise the maximum height of the flat roof to 2.65m (an increase of 225mm). A lantern style roof light is also proposed which would measure 1.5m in width and 2.5m in depth. It is also proposed to remove an existing window from the southern elevation of the existing rear extension.

3.4 A raised deck is also proposed to the rear. The deck would be raised 1.4m from the ground level of the existing patio, measuring a maximum height of 2.5m (including the glass balustrade) for a width of 5.4mm and a depth of 1.5m, extending from the ground level of the proposed rear extension. The deck would be set in 1.6m from the shared boundary with no.8 and 1.5m from the shared boundary with no.12. A 1.1m glass balustrade is proposed along the edge of the deck and storage is proposed beneath. A 1.8m privacy screen is proposed for a distance of 2.1m along the southern (side) edge of the deck.

3.5 The application is accompanied by a Green Infrastructure Statement which provides details of biodiversity enhancement measures. A bird box and a bat box are proposed on the side elevation of the host dwelling, 6m above ground level.

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 GP4 - Highways and Accessibility states that development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

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 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER Not supported or policy compliant.

The conversion appears to result in the loss of a parking space and access to the rear for cycle or bin storage. The road is not wide enough to support on-street parking, and this results in footway parking. This is unlawful and prejudicial to pedestrians and certain disability groups.

Parking could be added to the front by widening the drive, to compensate. However, there is no access for cycle or bin storage possible without traversing through the house. Highways cannot support the loss of rear access, cycle storage or car parking.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 25.07.2025.

7.1 NEIGHBOURS: 6no 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 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. The proposed front extension would be sited on the principal elevation, meaning it would be highly visible when viewed from the highway. No front extensions of a similar ilk can be seen along Catalpa Close although few properties display a porch. It is considered that a porch in isolation would be more appropriate in the context of Catalpa Close.

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). The main dwellinghouse has a pitched roof. The proposed front extension would include a mock lean to roof which would extend across the front elevation. A mock lean-to roof is uncharacteristic of properties along Catalpa Close and would unbalance the symmetry in this pair of semi-detached houses in this instance.

8.3 The proposed external walls of the extension would be brickwork and all windows; doors fascia boards and rainwater goods would be white UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020)

Residential Amenity:

8.4 Due to the existing layout of Catalpa Close, the front elevation of the existing garage sits 980m forward of the front elevation of the two-storey side extension of no.12 which extends right up to the shared boundary with no.10. The proposed front extension would result in the front elevation of no.10 sitting 2.48m forward of this elevation. No.12 has patio doors on the front elevation of the existing two storey extension which serve a habitable room. 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. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the ground floor windows at no.12. The proposed front extension at no.10 would fail the 45-degree tests (plan view and elevation view) from the ground floor protected window on the front elevation of no.12. This demonstrates that the proposed extension would reduce the level of natural light reaching the habitable room at

no.12. Moreover, the protected window is located north of the extension, meaning the shadow from the proposed front extension is maximised. With regard to the above, it is considered that the proposed front extension would adversely affect neighbouring amenity by means of a loss of light, contrary to Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.5 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 no.12. As forementioned, the front extension failed the light tests in plan view and elevation view. The consideration here is not only loss of light, but overbearing impact. Given the proximity to the neighbouring protected window and the 2.48m forward projection of the proposed extension, it is considered that the front extension would appear overbearing when viewed from the neighbouring habitable room. With regard to the above, it is considered that the proposed single storey front extension would adversely affect neighbouring residential amenity by means of an overbearing effect and the proposal is not in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 In terms of fenestration, 1no triple pane window is proposed in the front elevation. The proposed window would provide views toward the highway and front garden of the dwelling, a view which can already be achieved through the existing front elevation windows at both ground and first floor level. Similarly, 1no door is proposed at ground level on the side elevation of the proposed infill extension. The door would include a single pane floor to ceiling window which would face the shared boundary with no.12 Catalpa Close. It is considered that the views afforded by this door would not go beyond what could already be achieved through the existing door, given that is only sited 1.7m closer to the boundary and would onlook the blank side elevation of the neighbouring rear extension. 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).
- 8.7 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'. A raised deck is proposed to the rear, measuring 1.4m from the ground level of the existing patio up to a maximum height of 2.5m (including the glass balustrade) for a width of 5.4m and a depth of 1.5m, extending from the ground level of the existing rear extension. The deck would be set in 1.6m from the shared boundary with no.8 and 1.5m from the shared boundary with no.12. The property benefits from an existing raised deck area to the rear, measuring 3.1m x 4m which currently occupies the space between the rear extension of the host property and the neighbouring rear extension at no.8. This deck area would be retained and would connect to the proposed raised deck. There is currently no privacy screen in place to prevent views into/towards the neighbouring rear garden from the existing deck. As the raised deck would now project beyond the rear elevation of the neighbouring side extension, it is considered necessary to install a 1.8m privacy screen to protect privacy and prevent any unacceptable views toward the neighbouring protected windows. Due to the change in ground levels, the boundary treatment occupying the shared boundary measures 2m in height from the lower ground level of the rear garden, meaning that views into the neighbouring habitable room can already be achieved over the existing boundary treatment. The 1.8m privacy screen would be situated along the southern (side edge of the raised deck. The privacy screen would be set in 1.6m from the shared boundary so it is not anticipated that the privacy screen would give rise to an overbearing effect, and its addition would result in the adequate protection of privacy from the proposed raised deck area. No privacy screening is proposed on the shared boundary with no.12 however given the set in from the boundary, the limited depth of the raised deck area at its closest point, and the lack of protected windows on the neighbouring rear extension it is considered unnecessary to require such details. Moreover, any views provided towards no.12 can already be achieved from the rear window on the existing elevation so proposed deck would not give rise to an unacceptable level of overlooking over and above the existing situation. Given the above, it is considered that a 1.8m privacy screen at the boundary is sufficient to protect the privacy of neighbouring occupiers and the proposed raised deck would not provide any unacceptable views towards neighbouring garden areas or windows. As such, it is not anticipated that the deck would not impact neighbouring properties by means of a loss of privacy.

8.8 **Highways Safety:**

The Council's Highways Officer does not support the proposal as the conversion of the garage appears to result in the loss of a parking space and access to the rear for cycle or bin storage. The road is not wide enough to support on-street parking, and this results in footway parking which is unlawful and prejudicial to pedestrians and certain disability groups. There is no access for cycle or bin storage possible without traversing through the house and therefore Highways cannot support the loss of rear access, cycle storage or car parking. Moreover, the addition of a front extension results in the loss of the existing off-road parking space as the extension would reduce the depth of the driveway space to 4.3m which is insufficient to be recognised as a parking space and is contrary to the Parking Standards SPG. The 1.4m loss of depth from the existing off-road parking space could give rise to vehicle overhang of the pavement which, again is prejudicial to pedestrians and certain disability groups and is therefore unacceptable. It is noted that parking could be added to the front by widening the drive, to compensate however no details of this have been submitted. With regard to the above, it is considered that the proposal is contrary to Policy GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.9 **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. The application is accompanied by a Green Infrastructure Statement which provides details of biodiversity enhancement measures. A bird box and a bat box are proposed on the side elevation of the host dwelling, 6m above ground level. 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 front extension would result in adverse impact on neighbouring residential amenity by means of a loss of light and overbearing effect. The poor design of the front extension would harm the character/appearance of the host property and the street scene. The front extension would result in the loss of the existing off-road parking, and the road is not wide enough to support on-street parking. This would result in footway parking which is unlawful and prejudicial to pedestrians and certain disability groups and therefore to highway safety and the free flow of traffic

11. DECISION

REFUSED

01 The proposed ground floor front extension, by reason of its position, set forward into the plot relative to the neighbouring protected window would result in an unneighbourly and overbearing development which would cause an adverse impact to the neighbouring occupiers at no12 Catalpa Close. The proposed extension would cause loss of daylight to the ground-floor habitable window at no12 Catalpa Close. Therefore, the proposal would be contrary to Policy GP2 and GP6 of Newport Local Development Plan 2011-2026 (Adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG (Adopted January 2020).

02 The proposed ground floor front extension, by reason of its poor design, will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the appearance of the host property and streetscene. This is contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

03 The proposed development would result in the loss of off-road parking at the property. This would cause significant harm to interests of acknowledged importance, namely highway and pedestrian safety. This is prejudicial to other road users with disabilities which is contrary to Policy GP4 of the Newport Local Development Plan 2011-2026 (January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 25-075-P01 – Site Location Plan, 25-075-P02 – Existing Floor/Roof Plans and Elevations, 25-075-P03B – Proposed Plan, 25-075-P04B – Proposed Roof Plan, 25-075-P05B – Elevations as Proposed, 25-075-P06 – Proposed Side Elevations, 25-075-P07A – Proposed Side Elevations, 25-075-P08 – Proposed Side Elevations, 25-075-P09B – Proposed Site Plan, 25-075 – Green Infrastructure Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, 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.