

Delegated Decision Report

Application No:	25/0282	Statutory Period Expires:	6th November 2025
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Site:	<i>Cobblers Pitch Old Roman Road Langstone Newport NP18 2JU</i>		
Proposal:	<i>TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS AND OTHER ALTERATIONS</i>		
Applicant:	<i>D & S Hunt</i>		
Type:	Full	Ward:	Bishton & Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling located within the urban boundary, albeit on the countryside fringe with open fields to the north. Nearby properties either side are also detached and occupy generous plots fronting but set well back from the highway. The site borders a Special Landscape Area but is not within it.

3. DESCRIPTION OF DEVELOPMENT

3.1 The property sits centrally within a large plot which measures approximately 47m x 34m at its widest point. The property is two storeys in height with a symmetrical frontage incorporating two projecting bays either side of the entrance. The property measures approximately 10m in width, 7.6m in height and has a maximum depth of 10.5m. The existing layout comprises a hallway, lounge, study, dining area and kitchen at ground floor with three bedrooms and a bathroom at first floor.

3.2 The proposals include a side extension which would measure approximately 6.6m in height, 4.8m in width and 7.3m in depth. The side extension would incorporate a garage at ground floor and a bedroom and en-suite bathroom at first floor with a gable roof design to the front. In terms of fenestration, an up and over garage door is proposed to the front elevation with a window at first floor level. A window is proposed in the side elevation at ground floor and to the rear a window and door are proposed at ground floor and double glazed doors and a Juliet style balcony are proposed at first floor.

3.3 The proposed single storey rear extension would measure 9m in width, 5.5m in depth and 2.8m in height with a flat roof and central roof light. Glazed doors are proposed to the side and rear elevation and a further single door is also proposed to the rear elevation. The internal layout of the single storey extension shows a kitchen/living area. The materials for both the two storey and single storey extension comprise render and concrete roof tiles to match the host property,

3.4 The proposed site plan shows a patio area wrapping around the side and rear of the single storey extension having a maximum width of 13m and depth of 3m.

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)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- M1 (Safeguarding of Mineral Resource)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings

Mineral Safeguarding

Wildlife and Development

Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: The proposals retain the access and sufficient parking/turning areas. There are no highway related objections.

6.2 Ecology officer: I have considered the Bat Activity Survey report dated July 2025, and I support the methodology and conclusion set out in that report.

No bats were detected roosting in the property, but some bat roost potential was identified so a series of precautionary mitigation measures, including a Non-licensed Method Statement, are set out in sections 9, 10 and 11 of the report.

We should secure the implementation of these measures by planning condition.

6.3 Landscape officer: No objection in principle. However, there is an opportunity to incorporate some green infrastructure to mitigate the impact of the increased built form in this rural setting. This could include, where appropriate, ornamental shrub as well as native hedge and tree planting, which would also provide opportunities for biodiversity. There is also an opportunity for a green biodiverse roof on the single-storey extension and this solution would be encouraged.

A soft landscape/planting plan should be submitted for approval to include:

- Location
- Species
- Size
- Quantity
- Spacing
- Outline maintenance regime

Additionally, a hard landscape plan indicating proposed materials to be used for should be submitted for approval to include:

- Surfacing materials
- Edging
- Boundary treatment
- Enclosures/stores
- Landscape structures

Sustainable/permeable approaches to construction would be encouraged. It is recommended that a suitable qualified landscape consultant is commissioned to satisfy the condition.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 16th April 2025, Site Notice was put up on 18th April 2025.

7.1 NEIGHBOURS: No responses have been received.

7.2 LANGSTONE COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan, albeit the site is located on the countryside fringe, and this is a material factor.

8.2 Visual Amenity/ Character and Appearance;

The proposed side extension would be set back from the front projecting bay windows within the front elevation of the property by approximately 700mm and the ridge would be set down from that of the host property. The Council's House Extension SPG specifies a set back of 1m from the front elevation of the host building (this includes architectural features such as bay windows). In this instance the setback would not comply with the SPG, however the purpose is to ensure that the side extension has a subordinate appearance and that any impact to neighbouring symmetry is minimised (more likely to apply to semi-detached dwellings). In this instance the property is detached and neighbouring properties either side vary considerably in terms of design. As such there would not be a detrimental impact to neighbouring symmetry. Furthermore, by reason of the set down and set back the proposed side extension would have a subordinate appearance.

8.3 Design features including a front gable have been replicated on the side extension and it is considered to be good quality of design. Notwithstanding this, the property is set well back into the plot (approximately 25m) and is not highly visible when travelling along the highway.

8.4 The scale and design of the proposed single storey rear extension is also considered to be acceptable and would not result in an adverse impact to the visual amenity of the host dwelling.

8.5 As noted above, the site is located on the fringe of open countryside and just outside of the Special Landscape Area. Given the existing residential use of the site and that the proposals are considered to be in scale and keeping with the host dwelling, they are not considered to result in an adverse impact to the openness of the countryside or the interests of the SLA.

8.6 Residential Amenity:

As previously noted, the property occupies a spacious plot. A distance of approximately 7.5m would be retained between the side elevation of the two storey side extension and the neighbouring property to the east; 'Hainault'. As such the proposed extension is not considered to result in an overbearing impact to the occupants of this property. There is a window in the side elevation of this neighbouring property, it serves a non-habitable room and so the Council's light tests as set out in the SPG are not applicable.

8.7 Turning to the relationship with the neighbouring property to the west; 'Magnolia', the proposed single storey rear extension would be sited a minimum distance of 6m away from

the intervening boundary with this neighbouring property and the proposals are not considered to result in an adverse impact to the privacy or amenity of the occupiers of this property.

8.8 **Movement:**

The proposals do not affect vehicle movement or parking provision. The Council's Highways officer confirms no objection is offered to the proposals.

8.9 **Biodiversity:**

Due to the potential for the property to host bats a bat survey has been undertaken. The report did not find any evidence of bats but did find some bat roost potential and so a series of precautionary mitigation measures, including a Non-licensed Method Statement, are set out in sections 9, 10 and 11 of the report. The Council's Ecology officer has advised that these measures should be secured by planning condition. the works do not require a licence from NRW.

8.10 The plans show additional hard landscaping is proposed to the front and rear of the property in the forms of patio paving. There is an existing driveway at the property which would link to the garage. The application does not include a Green Infrastructure Statement, or any formal landscape enhancement details, although a new plant bed is indicated to the front of the property. Notwithstanding this, the plans show that the majority of the existing green infrastructure within the site is to be retained, and the scale of the new patio is not significant or considered to result in the character of the site being 'hardened' when compared with the existing and whilst duly acknowledged, the information requested by the Council's Landscape officer is not considered warranted in this instance.

8.11 The proposals do not include biodiversity enhancements, and these should be secured by way of a suitable condition.

8.12 **Trees:**

There are trees around the perimeter of the site, albeit none of them are protected by orders. A distance of over 8m would be retained between the rear extension and the trees along the rear (northern) boundary of the site and as such it is not considered that any tree protection measures are required. To the eastern side of the property there would be a distance of approximately 4m between the side extension and the boundary which includes Leylandii and Laurel plants. Given this distance it is not considered that the development would necessitate the removal of these plants. Notwithstanding, given their low potential for biodiversity their removal or replacement with a more formal boundary treatment which can be erected under permitted development rights, would not be objected to.

8.13 **Other Matters:**

The site is located in a mineral safeguarding zone, however due to the householder nature of the application, the proposal is not considered to prejudice the extraction of this resource and therefore is considered acceptable in accordance with policy M1.

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 and will not result in an adverse visual impact to the host dwelling, or the wider area.
- 10.2 The proposals will not result in a detrimental impact to neighbouring amenity.
- 10.3 Suitable biodiversity enhancement can be secured by condition, as well ensuring that the development is carried out in accordance with the recommendations of the bat report.
- 10.4 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Bat Survey July 2025 1VA,
250221/AR/PL221 Rev P01,
250221/AR/PL/211 Rev P01.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre –first use

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the details that have first been submitted to and

approved by the Local Planning Authority and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 The development as hereby approved shall be carried out fully in accordance with the mitigation details (Sections 9, 10 and 11) of the accompanying Bat Survey July 2025 1VA.

Reason: In the interests of protecting European Protected Species and in accordance with Policy GP5 of the NLDP.

04 The external surfaces of the extension 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 and in accordance with Policy GP6 of the NLDP.

05 No first floor openings shall be formed in the eastern elevation of the two storey side extension hereby approved.

Reason: To protect the privacy and perceived overlooking of adjoining residents in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

250/221/AR/PL/241 Rev P01,

250221/AR/PL/231 Rev P01,

250221/AR/PL/111 Rev P01,

250221/AR/PL221 Rev P01,

250221/AR/PL/211 Rev P01,

site location plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP4, GP5, GP6 and M1 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.