

Delegated Decision Report

Application No:	25/1070	Statutory Period Expires:	5th February 2026
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Site:	18 Stow Park Circle Newport NP20 4HF		
Proposal:	PROPOSED REAR SINGLE STOREY EXTENSION FORMING A NEW GARDEN ROOM		
Applicant:	K Bryant		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located in the Gaer ward, on Stow Park Circle, a residential street within the defined settlement boundary. The property benefits from off street parking to the front and a private rear amenity space. The site is situated inside the Stow Park conservation area and is located east of Grade II Listed Rothbury House, substantially separated by the plot and building at no.16.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the construction of a single storey rear extension measuring at, 3.7m in width, 5.7m in depth and a height of 2.9m and a maximum height of 3.9m. Externally, the development will consist of glazed sliding doors, glazed roof light and will be constructed of brick to match the existing dwelling.

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 HISTORIC ENVIRONMENT (WALES) ACT 2023

5.4 Technical Advice Notes

- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 12: design

- Technical advice note (TAN) 24: the historic environment

5.5 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.

CE5 - Locally Listed Buildings and Sites - Buildings and sites of local significance for their architectural or historic interest will be included on a local list and should be protected from demolition or inappropriate development.

CE7 – Conservation Areas. Development within or adjacent to conservation areas will be required to: be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate

SP9 - Conservation of the natural, historic and built environment. The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

5.6 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant. Furthermore, The Stow Park Conservation Area Appraisal is relevant

6. CONSULTATION RESPONSES

6.1 Principle Heritage Officer:

18 Stow Park Circle is a modern two-storey construction located within Stow Park Conservation Area. As such, it is not identified as a 'positive contributor' within the Stow Park CAA. It is located to the east of Grade II Listed Rothbury House, substantially separated by the plot and building at no.16.

Notwithstanding the modern nature of the existing building, this application proposes a single-storey extension to the rear of the property, which will not be appreciable from the principal area of public realm (i.e. Stow Park Circle Road).

As such, I would consider that neither the setting of the nearby listed asset nor the character and appearance of Stow Park Conservation Area would be impacted by the proposed.

6.2 Local Tree Officer:

The proposed location does not appear to adversely impact any trees on site or abutting addresses. Therefore no objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15.12.2025

7.1 No comments were received.

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:**

- 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.

8.3 **Residential Amenity:**

- 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. Accordingly, the proposed extension is considered to be 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 no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 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 **Heritage:**

- 8.5.1 Due to the dwelling being located in the Stow Park conservation area and lies east of Grade II Listed Rothbury House, The Principal Heritage Officer was consulted on this development but considered that neither the setting of the nearby listed asset nor the character and appearance of Stow Park Conservation Area would be impacted by the proposed. As a result, no objection was raised. Furthermore, any potential impact on the conservation area has been assessed, and it is concluded that the development would have a neutral effect. Therefore, satisfying the preserve/enhance test.

8.6 **Trees:**

- 8.6.1 The Tree Team was consulted on the application but found the development is located in a location that would not appear to adversely impact any trees on site or abutting addresses. As a result, no objection was raised.

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. 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 2031 PL01, Proposed Plan 2031 PL04, Proposed Elevations 2031 PL05.
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. 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: Site Location Plan 2031 PL01, Proposed Plan 2031 PL04, Proposed Elevations 2031 PL05.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, CE5, CE7, SP9 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.