

Delegated Decision Report

Application No:	25/0893	Statutory Period Expires:	12th December 2025
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Site:	40 Home Farm Crescent Caerleon Newport NP18 3RF		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0958 PROPOSED TWO STOREY SIDE EXTENSION AND FRONT PORCH		
Applicant:	James		
Type:	Renewals and Variation of Conditions	Ward:	Caerleon
Decision:	REFUSED		

1. BACKGROUND

- 1.1 Planning permission was approved (23/0985) for the construction of a two-storey side extension and front porch. The approved two storey side extension measured a width of 2.65m, a depth of 7.16m and a ridge height of 7.4m. The extension was set in 0.9m from the side boundary. The approved front extension measured a width of 4.55m, a depth of 2.15m and a ridge height of 3.48m.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is one of a pair of semi-detached properties located towards the end of a cul-de-sac. The property is a two-storey dwelling with a driveway to the front and side access to the rear. The side elevation of the property faces towards an open green space that contributes significantly to the layout and general sense of spaciousness in this part of the estate. The open area is regarded as environmental space as adds both visual amenity but also offers opportunities for informal recreation.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This S73 application seeks to vary the plans to allow for a wider extension that would extend right up to the side boundary with the open space, measuring a width of 3.5m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0958	PROPOSED TWO STOREY SIDE EXTENSION AND FRONT PORCH	GRANTED WITH CONDITIONS	13/12/2023

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)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)
- CE3 (Environmental Spaces and Corridors)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: Not supported. The wider extension results in losing access to the rear for bin and bike storage, so cannot be supported by highways.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 24/10/25. No comments were received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed extension would extend right up to the side boundary, removing access to the rear. As such, the extension would abut the public footpath that runs to the south of the site as well as a pleasant and open green space that is environmental space for policy purposes. The property is a two-storey semi detached dwelling located on the bend of Home Farm Crescent. It lies within a large residential area characterised by open spaces, grass verges, and front gardens. This creates an attractive and distinctive sense of openness and spaciousness that positively defines the character and appearance of the area. A close-boarded vertical timber fence currently exists at the site and separates the property from the adjacent footpath and associated verge that serve the open space. The existing dwelling is set off this boundary at present by several metres. The approved scheme maintained rear access to the side and consequently maintained a meaningful space between the shared boundary with open space and the approved extension. The proposed lack of set off the intervening boundary with the accessible open space/environmental space is particularly unfortunate in this case as makes the gable wall the boundary treatment. There are windows overlooking the footpath, one of which would serve a bedroom and ground floor rooms including a playroom would be open to views from users of the footpath with potential windows that open out over the footpath and beyond the site boundary, and this relationship is unacceptable and harmful to the open space. For the aforementioned reasons, it is considered that the amended extension is detrimental to amenity and will represent a dominant and overbearing means of boundary enclosure to the adjoining environmental space to the detriment of its appearance and general enjoyment.

It is clearly at odds with the surrounding openness and lower-profile boundary treatments, introducing a tall, gable, two storey enclosure along part of the shared open space boundary. This is to the significant detriment of the areas character and appearance and prejudicial to the sense of openness and spaciousness.

The increased width of the extension also reduces its subservience and adds bulk to the ground floor extension. Notwithstanding, the impact of this is not of demonstrable harm to design over and above the approved scheme and does not significantly and adversely impact the appearance of the property, the pair or the street scene. However this does not mitigate the concern raised above and overall, it is considered that the increased width of the side and front extension owing to its location, scale and design, would result in a harmful impact on visual amenity.

8.2 Residential Amenity

The depth of the proposed extension would not be increasing and so the extension would not be moving any closer to the neighbouring properties to the rear than the approved scheme. There are no new windows proposed in the rear elevation. It is therefore

considered that the proposed amended scheme would not result in a harmful impact on neighbouring properties to the rear over and above the approved scheme.

8.3 **Movement**

The Council's Highways Officer does not support the application as the wider extension would result in access being lost to the rear for bin and bike storage. This will likely necessitate bin storage forward of the dwelling and this would be an unfortunate consequence. The property is prominent along the Crescent being seen in the context of the neighbouring open space. The accumulation of bin storage to the frontage along with the abutment of the open space boundary are negative changes that impact visual amenity and the streetscene which currently has a very pleasant amenity.

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 extension, owing to its location, scale and design would result in a harmful impact on visual amenity, detracting from the character and appearance of the host

dwelling and its relationship to the surrounding environmental space and the overall sense of spaciousness. This is contrary to policies GP2, CE3 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

REFUSED

01 The proposed development, owing to its location, scale and design is a prominent and unsympathetic extension abutting the environmental space and having a harmful impact on its openness and spaciousness that help define the area's character and appearance to the significant detriment of visual amenity. This is contrary to policies GP2, GP6 and CE3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan & Proposed Block Plan Drawing No.OS01, Proposed Site Plan Drawing No.OS02, Proposed Floor Plans Drawing No.PL03 and Proposed Elevations Drawing No.PL04.

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), GP6 (Quality of Design) and CE3 (Environmental Spaces and Corridors) were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.