

Delegated Decision Report

Application No:	25/0730	Statutory Period Expires:	9th December 2025
------------------------	----------------	----------------------------------	--------------------------

Site:	508 Chepstow Road Newport NP19 9DB		
Proposal:	EXTENSION TO THE REAR AND SIDE OF THE PROPERTY AND INTERNAL WORKS, RAISED PATIO AREAS AND PRIVACY SCREEN		
Applicant:	G Welland		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is an attractive bay fronted, semi-detached dwelling fronting Chepstow Road set back from the highway with a low front boundary wall and vehicular gates. It has a large enclosed rear garden backing onto Council allotments.

2.2 The topography of the site is such that the rear garden is approximately 2m lower than the ground floor level of the property with basement accommodation shown on the elevation drawings. There are currently steps to the side of the property to access the garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposals include a single storey extension primarily to the rear but also wrapping around the side of the property. It would measure approximately 6.3m in width, a maximum depth of 7.7m and 4.1m in height with a pitch roof having a ridge projecting away from the rear elevation of the host dwelling and a gable end. The rear elevation would be largely glazed with bi-fold doors and a feature window above. To the north-east side elevation, a large window is proposed and four rooflights are shown. Side access from the front of the property to the rear garden would be retained with the extension being set off the south-western boundary by approximately 1.3m.

3.2 The plans show French style doors are proposed to the rear elevation of the host property in place on an existing bay window. The doors would lead to a raised platform measuring approximately 1.8m in height, 1m in depth x 3.8m in length with a glass balustrade along the southern edge and steps from this leading down to a terrace area having a height of approximately 800mm x 11m wide x a depth of 5.5m. This in turn would lead to a lower terrace area having a height of approximately 700mm. A 1.8m high privacy screen is indicated along the north-eastern boundary from the rear elevation of the host dwelling and reducing in height with the level of the terraces for a depth of approximately 6.7m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
15/0914	PROPOSED SINGLE STOREY REAR EXTENSION AND BALCONY WITH LOWER GROUND FLOOR GARDEN ROOM BELOW, TO REPLACE EXISTING CONSERVATORY (WITH UNDER ROOM), AMENDED SIDE ACCESS RAMPS TO REAR GARDEN AND NEW RAISED ACCESS AND STEPS TO SIDE	GRANTED WITH CONDITIONS	9/10/2015
22/0049	SINGLE STOREY EXTENSION TO REAR OF	GRANTED	3/3/2022

	THE PROPERTY, INTERNAL RECONFIGURATION TO CREATE AN OPEN PLAN KITCHEN/ DINING AREA TO A NEW LOWER GROUND FLOOR AND BETTER ACCESS TO THE REAR GARDEN. GROUND FLOOR RECONFIGURATION TO INCLUDE NEW WC AND UTILITY ROOM	WITH CONDITIONS	
--	--	-----------------	--

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)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE House Extensions and Domestic Outbuildings Wildlife and Development

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: **Highway recommendation:** No objection.

Highway Comments:

The proposals do not impact parking provision or requirements. Furthermore, access to the rear is maintained for bin and cycle storage. There are therefore no objections on highway related grounds.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15TH October 2026. A site notice was displayed on the 7th November 2025.

7.1 NEIGHBOURS: 1no objection received summarised below:

- I strongly object to extension to the rear and side of the property and internal works, raised patio of 508 Chepstow Road.
- The raised patio will not only obstruct my view and allow the occupants and their guests to look directly into the living room (the only room in which I use throughout the day). Being the only occupant of 510 and vulnerable as a completely housebound and full-time

wheelchair user this increases my anxiety and safety.

-If a patio screening was put into place to prevent the occupants and their guest looking directly into my living room this would block my view to the right. As the bay window was installed purposefully to accommodate my wheelchair this would most definitely have consequences on my health and well-being taken away from me.

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. These matters are discussed further below.

8.2 **Visual Amenity/ Character and Appearance;**

The proposed rear extension would be apparent from the allotments to the rear of the property. It would be large, with its ridge above first floor cill levels and would have a modern design with feature glazing and gable end projecting from the host dwelling. Materials are unclear as visualisations appear to show a white, smooth render finish but elevation drawings appearing to show roughcast render, with either being considered acceptable at the rear of the property. Extensions and alterations are generally more commonplace at the rear of properties and it is not considered to result in an adverse impact to the visual amenity of the host dwelling or the wider area.

8.3 The side extension would be visible from the street but being set back from the host dwelling by over 6m it would have a subordinate relationship. The host dwelling has an attractive red brick finish to the front and up to first floor level with roughcast render above and subject to the side extension being finished in either of these materials to match the host dwelling which can be secured by condition, it is not considered to be harmful in terms of any visual impact. Similarly, the proposed raised platform and terrace areas at the rear of the property are not considered to result in an adverse visual impact.

8.4 **Residential Amenity:**

The rear extension would be set off the boundary with no. 510 Chepstow Road by approximately 4m and would not result in an overbearing impact to the occupants of this property. As noted above, objections have been received from this neighbour in relation to the raised patio area on the basis that it will obstruct their view and enable views into their living room as a result of people standing on it. They also object to the proposed screen to the side of the raised platform due to the loss of light. Whilst the comments are duly noted, the loss or impact in terms of views is not a material planning consideration. The affected window is a large bay window, which affords expansive views and orientated south-eastwards will benefit from a good degree of natural light. The proposed screen has a short depth at its highest level (just over 1m) and whilst it will prevent views into the window by people stood on the raised area, it is not considered to result in a demonstrably harmful impact in terms of amenity or overbearing effect. The terraces at the rear have several levels with the highest against the rear wall of the house and of short depth. This will require a higher intervening boundary treatment compared to existing but only for the limited depth of the highest terrace. As the terraces decrease in height, the intervening boundary treatment will be chamfered and decreased. The existing fencing is relatively high but residents mutually overlook by reason of the elevated bay window in comparison. The proposed boundary treatment is not overbearing when compared to the existing situation and will effectively restrict any loss of privacy arising from the development.

8.5 Turning to the relationship with no. 506 Chepstow Road, there would be a distance of 1.5m between the side extension and the intervening boundary with this neighbour. No 506 is set off the boundary by the same distance as the host property (approximately 4m). There are windows in the side elevation of the neighbouring property, and the extension will be in close proximity to these. One window is obscurely glazed, but one is not and has potential to serve a habitable room. There is also a door with glazing in the side of the neighbouring property. In terms of the light tests set out in the Council's SPG, the tests are already failed

by the application property given the proximity of the side elevations of the neighbouring properties. The scale of the side extension is relatively modest, and the roof has been designed so that it hips away from the neighbouring property. Given these factors, the relationship is considered to be acceptable and the proposals will not result in a demonstrably harmful impact in terms of light or overbearing effect.

8.6 **Movement:**

As noted by the Council's Highways officer, the proposals do not impact parking provision or requirements and access to the rear garden is maintained for bin and cycle storage. Consequently, no objections are offered in this regard.

8.7 **Biodiversity:**

Policy 9 of Future Wales which 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. Biodiversity enhancement is shown in the forms of a bird box and a bat box. The enhancement can be secured by condition.

8.8 **Landscaping:**

There will be a loss of green infrastructure as a result of the proposed extension and terrace areas. However, the property is served by a large garden measuring almost 30m and much of it will be unaffected. In addition to the bat and bird boxes noted under the biodiversity section, it is intended to install a wildlife pond, and although it is not considered reasonable to ensure this is undertaken it will offer further biodiversity opportunities.

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 proposals are considered to be acceptable in terms of design and will not result in a demonstrably harmful impact to neighbouring privacy or amenity.
- 10.2 The proposals do not give rise to any adverse highway impacts.
- 10.3 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: GIS September 2025, R655-11.

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 conditions

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

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

03 Prior to the first use of the development as hereby approved, a 1.8m high solid timber privacy screen shall be erected to the eastern boundary in accordance with the approved details shown in drawing R 6 5 5 - 1 1 A 1 and shall be retained for the lifetime of development.

Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.

General conditions

04 No openings shall be formed in the western side elevation of the extension hereby approved.

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

05 The front (north) elevation of the extension as hereby approved shall be finished in materials to match the host property and the remaining development shall be completed in accordance with materials as shown on the approved plans.

Reason: To ensure the development is completed in an acceptable manner in the interests of the visual amenities of the street scene in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: R655-11, R655-01, R655-12.

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