

Delegated Decision Report

Application No:	25/1021	Statutory Period Expires:	13th March 2026
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Site:	18 Alanbrooke Avenue Newport NP20 6QJ		
Proposal:	DEMOLISH EXISTING GARAGE AND ADD SINGLE STOREY EXTENSIONS TO THE SIDE AND REAR		
Applicant:	A Packer		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 18 Alanbrooke Avenue is a two-storey demi detached dwelling located in the Malpas ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing detached garage and construct single-storey side and rear extensions. The existing garage measures 6.4m in depth, 3.25m in width and 2.7m in height, positioned to the rear of the driveway behind the dwelling's rear elevation. The proposed side extension would be 2.8m wide, 4.4m deep and 2.5m high to the top of the near-flat roof, set 3.5m back from the dwelling's front elevation. The proposed rear extension would align with the existing rear extension, which measures 3.8m wide, 2.4m deep and 2.65m high. The new rear extension would measure 2.75m wide, 2.4m deep, 2.65m to the eaves, 2.85m to the flat roof, and 3m to the top of the rooflight. Fenestration would include one garage door and one door on both the front and rear elevations of the side extension, along with one set of bifold doors and two rooflights on the rear extension. Both extensions would be rendered to match the host 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 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 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.

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The existing garage does not appear to be policy compliant for car parking due to the dimensions of it and the access route. The proposals are not therefore considered to constitute any practical loss of parking.

Cycle parking is incorporated and access to the rear is maintained.

There are no highway related objections.

6.2 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 03.12.2025.

7.1 NEIGHBOURS: 4no neighbours were consulted. 1no response received to date.

30 Alanbrooke Avenue

The plan that has been put forward will be a lovely addition to the street. Modernising a home and enabling a family to live in more practical way.

The inclusion of more off street parking is also a huge benefit to the street as a whole, as the road is very narrow and lots of cars tend to be parked on the pavement as the driveways are so steep.

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. An adequate area of garden space would be retained, and the form of the extension(s) are appropriate in relation to the host dwelling. The side extension would be visible from the public realm and would project closer to the highway than the existing garage although it remains set well back from the highway so would not appear conspicuous in this instance.

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). A flat roof is proposed for both extensions which deviates from the roof form of the main dwelling; however, only side extension is visible from the highway, and this is broadly a replacement of the existing flat roofed garage which is to be demolished. Therefore, on balance, a flat roof is considered acceptable in this instance.

Commented [JD1]: Is address correct as does not adjoin the site????

- 8.3 As forementioned, the side extension would protrude closer to the highway than the existing detached garage but is set back from the primary frontage. At present the garage to be demolished is set behind the rear elevation of the host dwelling. Properties along Alanbrooke Avenue are typically characterised by having a garage sited at the top of the sloped driveway although the form and location of the garages have been altered by development over the years. As such, there is no uniformity in respect of the garage, and the side extension would not appear conspicuous in this context. Moreover, the side extension would retain a garage door on the front elevation and would therefore not appear incongruous when viewed from the public realm.
- 8.4 In terms of materials, the extension would be finished in render to match the host dwelling. The windows, doors, fascia and soffits would be white uPVC. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).
- 8.5 **Residential Amenity:**
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.' The rear shared boundary with the adjoining dwelling (no16 Alanbrooke Avenue) is occupied by an existing single storey rear extension. The proposed extension would adjoin the existing rear extension and would not increase massing at the boundary. As such, the proposed rear extension would not impact the level of daylight entering the neighbouring habitable windows. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 The proposed single-storey side extension would be constructed up to the shared boundary with no20 Alanbrooke Avenue which is slightly elevated in comparison. The neighbouring property contains 3no first-floor windows and 1no ground-floor window and door on the side elevation; however, only one of the first-floor windows is believed to be a protected window. The extension would sit adjacent to two first-floor stairwell windows and an obscure-glazed ground-floor door. The side elevation of no20 is located approximately 2.4 metres from the proposed extension, which would have a maximum height of 2.5 metres. Given the separation distance and modest height of the extension, the proposal would not result in an unacceptable loss of natural light to the neighbouring property. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.7 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. As forementioned, the development would be built up to the shared boundary with no.20 (although 2.4m from the side elevation) and limited to 2.5m in height for a depth of 4.4m. The extension would abut the neighbouring driveway at no.20 although it is unknown whether this section of the driveway is sufficient to accommodate off-road parking given the limited width. While it is acknowledged that the garage would introduce massing at the boundary, owing to the limited scale and height of the side extension, the levels difference and the layout, the development would not give rise to an unacceptable overbearing effect. Compared to the existing garage, the proposed side extension is of more limited depth on the shared boundary. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.8 In terms of privacy, the extension will not provide any unacceptable views into neighbouring amenity as the proposed windows would overlook the rear garden. As such, it is not anticipated that the development would adversely affect the neighbouring amenity by means of a loss of privacy in accordance with Policy GP2 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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.10 Other matters:

The Council's Highways Officer has noted that the existing garage does not appear to be policy compliant for car parking due to the dimensions of it and the access route. The proposals are therefore considered to not constitute any practical loss of parking. Moreover, cycle parking is incorporated and access to the rear is maintained. As such, there are no highway related objections.

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 development would not harm the visual or residential amenity of Alanbrooke Avenue. A condition will be added to ensure the submission of a biodiversity enhancement scheme.

The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- 25-2372-DWG-01 - Site Location Plan
- 25-2372-DWG-03 - Existing/Proposed Floor/Roof Plans and Elevations

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

02 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

03 No window or door openings shall be formed in the southeastern (side) elevation of the side extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

04 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: 25-2372-DWG-01 - Site Location Plan, 25-2372-DWG-03 - Existing/Proposed Floor/Roof Plans and Elevations.

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