

Delegated Decision Report

Application No:	26/0290	Statutory Period Expires:	5th September 2026
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Site:	68 Cambria Close Caerleon Newport NP18 1LF		
Proposal:	PROPOSED RAISING ROOF OF EXISTING SIDE EXTENSION AND ALTERATIONS TO EXTERNAL FACADE OF THE BUILDING		
Applicant:	M Brown		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 68 Cambria Close is a two-storey detached property located in the Caerleon ward. The property benefits from an existing single storey side extension and a large, landscaped front garden.

2.2 The site is adjacent to the River Usk Special Landscape Area and the Countryside as identified in the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to increase the roof height of the existing side extension from 5m to 5.7m, thereby increasing the height by 700mm. In addition to the roof extension, it is proposed to alter the external façade of the building. On the front elevation, the 2no sets of existing bifold doors would be replaced with 2no triple pane windows to match the proportions of the existing triple pane window. On the rear elevation, 1no door and 1no window and 1no set of patio doors would be replaced with a larger set of bifold doors. In the rear roof slope, the existing 4no rooflights would be replaced with 2no Velux rooflights. On the side elevation, 3no windows and 1no door would be removed.

3.2 In terms of biodiversity enhancement, 2no Woodstone bird boxes are proposed beneath the first-floor level eaves on the southeast facing elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
92/0378	SINGLE STOREY SIDE EXTENSION	GRANTED WITH CONDITIONS	08.04.1992
94/0517	ERECTION OF GARAGE	GRANTED WITH CONDITIONS	13.06.1994

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

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 SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

Policy SP8 – Special Landscape Areas states that proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.

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 ECOLOGY OFFICER

No response received to date.

6.2 HENEB

No objection

We have consulted the regional Historic Environment Record and note that the application area is situated within the Newport Archaeologically Sensitive Area (ASA), which is focused around the concentration of evidence of activity related to the Roman fortress and settlement and cemeteries surrounding the fortress. The property is located to the southeast of the Scheduled area, MM262 Caerleon Roman fortress: Former Ambulance Station Field, with remains of the *canabae*, the civil settlement east of the fortress. Evidence of Roman roads and buildings as well as artefacts is recorded.

However, the current application is for raising the roof of an extension and alterations to the external façade. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this

division of the Trust.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 24.04.2026

- 7.1 NEIGHBOURS: 9 No neighbours were consulted. 1no comment in support received to date.

Woodbine Cottage, Coed Morgan, Abergavenny

I am supportive of the application but note that Drawings 05 & 06 OS Site Location Plan and Site Plan respectively, in the related documents, show the garden of the property coming all the way up to Mill Street.

The garden ends at the rear garden boundary of No. 19, Mill Street and there is no Secret Garden.

Please could revised drawings be prepare showing the correct boundary as currently evidenced on site. Thanks/Diolch.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The property occupies a prominent spot along the entrance to Cambria Close from Mill Street. The dwelling currently benefits from a single storey side extension with a pitched roof. It is proposed to increase the height of the roof by 700mm so that the ridge of the side extension would reach beyond the eaves of the dwelling at first floor level. The form of the extension would remain the same. The House Extensions and Domestic Outbuildings SPG advises that a proposal that alters the roof of a dwelling should be consistent with the scale and proportions of the existing building. Given that the works are limited, it is not anticipated that the development would cause a visual impact that is materially different to that of the existing and the character and appearance of the host property would be retained. Although the ridge would protrude beyond the eaves, the extension would remain subordinate to the host dwelling and the scale remains appropriate in the context of the dwelling

- 8.2 It is also proposed to remove the 2no sets of bifold doors from the front elevation and install 2no triple pane windows. The 2no proposed windows would match the dimensions and materials of the existing ground floor window in the side extension. It is considered that the proposed windows would restore harmony to the front elevation by ensuring that the fenestration to elevation ratio is uniform across the ground floor. As such, the development would improve the character and appearance of the host dwelling when viewed from the public realm.

- 8.3 The site shares its side boundary with the River Usk Special Landscape Area, as identified by Policy SP8 of the Newport Local Development Plan 2011 – 2026. Policy SP8 states that proposals within designated Special Landscape Areas should contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features. Although the application site is not within the SLA, the property is located directly adjacent and could therefore influence the setting. The design of the proposed roof extension is in keeping with the already established residential character of the area through choice of materials, symmetry and scale. Although the extension would marginally increase the massing of the dwelling, this would not introduce harm to the setting over and above the existing situation.

8.4 Residential Amenity:

The nearest neighbouring property to the development would be is no.67 Cambria Close which is located to the rear of no.68. The development would be set in 12m from the shared boundary and 20m from the rear elevation of no.67. The development is limited to a ridge height increase of 700mm. Owing to the separation distance between the neighbouring property and the limited height increase, it is not anticipated that the development would adversely impact the neighbouring property by means of overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.

- 8.5 Regarding the fenestration changes, it is considered that the alterations would not result in any overlooking over and above the existing situation as the windows are all replacements

at ground floor level. As such, the development would not adversely affect neighbouring amenity by means of a loss of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.

8.6 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. 2no Woodstone bird boxes are proposed beneath the first-floor level eaves on the southeast facing elevation. The implementation of this scheme will be secured via a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 does not harm the visual or residential amenity of Cambria Close. A condition will be added to ensure the implementation of the 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:

- DRG.01 - Existing Elevations
- DRG.02 - Existing Floor Plans
- DRG.03 - Proposed Floor Plans
- DRG 4A - Proposed Elevations
- DRG 5A - Site Location Plan
- DRG 6A - Site Plan

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 Prior to the first beneficial use of development hereby approved, the 2no Woodstone bird boxes shall be installed in accordance with the details as shown in 'DRG 4A - Proposed Elevations' and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 Newport Local Development Plan 2011 -2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: DRG.01 - Existing Elevations, DRG.02 - Existing Floor Plans, DRG.03 - Proposed Floor Plans, DRG 4A - Proposed Elevations, DRG 5A - Site Location Plan, DRG 6A - Site Plan.

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