

Delegated Decision Report

Application No:	26/0611	Statutory Period Expires:	2nd October 2026
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Site:	Holly House Wentwood Road Penhow Newport NP26 3AE		
Proposal:	PROPOSED DEMOLITION OF THE EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO-STOREY SIDE EXTENSION		
Applicant:	G & B Griffiths		
Type:	Full	Ward:	Bishton And Langstone
Decision:	REFUSED		

1. BACKGROUND

1.1 Planning permission (ref no.25/0966) was recently refused for the 'proposed demolition of the existing single storey side extension and the erection of a two-storey side extension.' The application was refused for the following reasons;

1. *By reason of its location, scale and poor design, the proposed two-storey side extension would be a dominant and unsympathetic addition to the property that would unacceptably alter its character and appearance and harmfully impact upon the special landscape area and rural setting. This is contrary to policies SP5, SP8, H13 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).*
2. *The proposal will result in a significant adverse effect upon interests of acknowledged importance, namely protected species, notably bats, by reason of works required to the existing property and likely effects upon protected species habitat. No information has been provided to mitigate this objection. This is contrary to policies SP9 and GP5 Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and Planning Policy Wales TAN5: Nature Conservation and Planning.*

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a detached dwelling that is one of two properties accessed along a private driveway. The property currently contains a single storey side extension and is set within a generous plot, with garden to the front, side and rear. The property is of a traditional cottage type design and has a very pleasant form and fenestration detailing with proportions entirely in keeping with its rural setting. It occupies an elevated position with views of it from the nearby lane.
- 2.2 The site is located within the countryside and within the Wentwood Special Landscape area. Wentwood forest SINC is to the rear of the site, approximately 40m from the rear of the dwelling. A Public Right of Way runs between the site and Wentwood forest.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought to demolish the existing single storey side extension and erect a two-storey side extension.
- 3.2 The proposed extension would measure a maximum width of 7.45m, depth of 9.1m and height of 7.4m and would be finished partly in render and partly in red brick to match the host dwelling. The proposed extension would contain a front and rear projecting gable.
- 3.3 In terms of fenestration, the front elevation would contain 1no door which would serve as the repositioned front entrance leading to the hallway. It would also contain 4no full height glazed panels at ground level and at first floor would contain 1no window that would match the host dwelling and a set of glazed patio doors and 2no fixed full height glazed panels leading onto a recessed balcony. The side elevation would contain 2no sets of full height glazed windows at ground level and 1no set at first floor level as well as 1no smaller window. The rear elevation would contain 3no windows at ground and first floor level, including 2no sets of full height glazing. A roof light is also proposed in the rear facing roof slope.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0966	PROPOSED DEMOLITION OF THE EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO-STOREY SIDE EXTENSION	REFUSED	14/01/2026

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)

- SP5 - Countryside
- SP8 – Special Landscape Area
- SP9 – Conservation of the Natural, Historic and Built Environment
- M1 – Safeguarding of Mineral Resource
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- H13 – Extensions to Dwellings in the Countryside

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Ecology: In general, I support the methodology and conclusions of the Bat and Nesting Bird Survey report, dated August 2026. No bats were detected using the single storey annex which is proposed to be demolished, however as acknowledged in section 6.2 of the report it is not possible to rule out bat use entirely. In this context a series of precautionary mitigation and enhancement measures for bats and birds are proposed in sections 6.2 to 6.6 inclusive. The implementation of these measures should be secured by planning condition.

I have a concern in that the report seeks to emphasise that the single-story annex was the sole focus of the survey, and not the main house itself. For example in the summary we read '*If the scope of work increase to include the main house, further survey effort will be required to determine any potential impact on bats.*'. Similarly, in section 6.2 it is stated '*Contractors will be made aware that no works to the main house will be undertaken, including the removal of the eastern gable end bargeboard or any ridge or roof tiles to*

facilitate the new development. If during the course of works it becomes evident that works to the main house are required, advice will be sought from a qualified ecologist'. However, it is clear from the elevation diagrams that the tie-in of the new two-storey annex will run very close to the barge-boards of the main house.

In my view, the bat survey would have benefitted from a survey of the main house, because if a potential access point or roost feature were present in the barge-boards of the east-facing elevation, then there is every chance that construction of the roof of the new annex would cause disturbance to that roost feature. However, I accept that the report was produced on the basis that there would be no works to the roof or roof features of the main house, and that contingency measures are proposed as above in the event that this should change, so provided the implementation of these measures is secured by planning condition, I have no objection.

6.2 Local Highways Authority: No objection. The site has sufficient space for parking and no highway impacts are anticipated.

6.3 Landscape: Objection, advise redesign.

This follows the refused 25/0966 application. The site lies within the Wentwood Special Landscape Area. The front elevation balcony and significant area of glazing at first floor level is out of character with the existing dwelling and the countryside location. No photos or visual impact analysis has been submitted. The house is elevated and the out of character extension at first floor level would be visible to green lane users. There may be impact on the wider Wentwood SLA and neighbouring properties. No planting is proposed to meet LDP policy GP5.

Policy:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment: vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.
- The site lies within the Wentwood Special Landscape Area so policy SP8 will apply. Proposals are 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.

Recommendations:

1. Redesign to meet Special Landscape Area policy SP8.
2. Panoramic photos of the site and context, including views out from the existing front elevation, and views from various located positions along the green lane with analysis of the change to the view.
3. A proportionate Planting Plan showing planting type, species, size, density to meet LDP GP5.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 10/08/26.

7.1 NEIGHBOURS: No comments received.

7.2 COMMUNITY COUNCIL: Penhow Community Council have considered this application and would advise that they have no material concerns in respect of the proposals.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The dwelling is set within a deeply rural sensitive location within Wentwood Special Landscape Area and within close proximity to a PROW and Wentwood Forest (SINC). Policies H13, GP5, SP5 and SP8 are of particular relevance and state;

8.1.2 Policy H13

Beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that:

l) the volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;

li) the existing dwelling has a lawful residential use.

8.1.3 Policy GP5

Development will be permitted where, as applicable:

l) the proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the uk, welsh and/or newport biodiversity action plans;

li) the proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, european, national, welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology;

lii) the proposal will not result in an unacceptable impact on water quality;

lv) the proposal should not result in the loss or reduction in quality of high quality agricultural land (grades 1, 2 and 3a);

V) there would be no unacceptable impact on landscape quality;

Vi) the proposal includes an appropriate landscape scheme, which enhances the site and the wider context including green infrastructure and biodiversity networks;

Vii) the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.

8.1.4 Policy SP5

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.

8.1.5 Policy SP8

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

8.2 Landscaping/Visual Amenity;

8.2.1 The application has not been supported by visual impact analysis to consider how the proposal would blend into the rural location, its impact on public rights of ways and other visual receptors as well as the wider SLA. No planting or landscape plan has been proposed to meet policy GP5 which states that the proposal should include an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

8.2.2 The house is elevated and the proposed extension would be visible to green lane users. The Council's Landscape Officer advises that the application should be supported by panoramic photos of the site and context, including views from the existing front elevation and views from various located positions along the green lane with analysis of the change to the view. This would help identify any potential impacts, guide the extent and location of potential mitigation and whether residual impacts would be acceptable within this location. The application in its current form lacks detail to fully assess any potential impact the scheme would have on the character of the site and wider rural location. As the development represents a large extension to the existing property, it has significant potential to alter the character and appearance of the dwelling in a fundamental way with subsequent impacts upon the rural setting and character.

8.3 Character & Appearance;

8.3.1 Regarding two storey side extensions, the House Extensions and Domestic Outbuildings SPG advises that side extensions can distort the front elevations of individual houses. It also states that *'side extension that requires planning permission owing to its height or width should be set back at least one metre from the front elevation of the original building, ensuring it is subordinate to the host building. Such a setback will reduce the visual impact*

of an extension, helping to maintain the character and appearance of both the original dwelling and the streetscape.’ Regarding fenestration, the SPG states that ‘The fenestration in an extension should replicate the proportions and details of doors, windows and skylights in the existing building. An extension should replicate the fenestration-to-elevation ratio of the existing building.’

8.3.2 LDP policy H13 says that beyond defined settlement boundaries proposals to extend a dwelling will be permitted provided that the volume of the extension is not more than 30% of the original dwelling. Irrespective of the exact volumetric increase deriving from the plans and elevations, the 30% upper limit would be exceeded in this case. Notwithstanding this, the reasoned justification to policy H13 says that where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area, such development may be considered acceptable. In this case, the scheme would fundamentally alter the existing dwelling’s appearance and would present as a substantially larger structure with the extension poorly relating to the traditionally designed host property. The increased mass resulting from the scheme would be readily experienced from the nearby lane. The extensive glazing and projecting gables would be entirely unsympathetic and would draw the eye. Whilst the proposal is for an extension to an existing dwelling, the proposal’s scale and design would fundamentally urbanise the character of the site, materially harming the immediate area’s rural character and appearance. The immediate area exhibits a rural character which provides the primary visual context for determining the proposal. The proposal would conflict with LDP policy H13, and with the objectives of LDP policies GP6 and SP5 for development to respond positively to the character of the area, and for development in the open countryside to respect the landscape character of the immediate and surrounding area and to be appropriate in scale and design.

8.3.3 The dwelling is constructed of red brick in the front elevation and painted stone in the sides and rear. The main dwelling is symmetrical with an unsympathetic but subservient single storey extension to the side. The plans show that the proposed extension would consist of external finishes partly red brick to match the host dwelling, as well as render. The main dwelling contains symmetrical and sympathetic fenestration. As stated above, the proposed would be highly glazed with a large proportion of the front elevation being glazed as well as large openings in both the side and rear elevations. It is considered that both the external materials and fenestration details are not consistent or complimentary to the host dwelling and this contributes to its poor design.

8.3.4 The proposed design, containing front and rear projecting gables with a mix of external materials and significant fenestration of varying scale and style, is at odds with the simple symmetrical form of the original dwelling. The extension would add significant mass to the dwelling and would dominate the traditional character of the host dwelling, undermining its simple and pleasant appearance and form. Overall, it is considered that the proposed extension, owing to its design, materials, scale and fenestration would be a dominant addition to the property that would unacceptably alter the character and appearance of the property and would not be in keeping with the appearance of the host property or the rural setting.

8.3.5 Given the concerns outlined above regarding the impact of the proposal on the character and appearance of the property and wider area, it is considered that the proposed scheme fails to comply with policies H13, SP5 and GP6.

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity.

8.4.2 The proposed plans include details for 1no bat tube in the side elevation of the extension and 1no standard hole nest box and 1no open fronted nest box on the rear elevation of the existing dwelling.

- 8.4.3 If the application were to be approved, it would be considered reasonable and necessary to secure the scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.
- 8.4.4 In accordance with Chapter 6 of PPW 12, a Green Infrastructure Statement has been provided. This goes through the step wise approach which concludes that no green infrastructure would be removed and proposes enhancement as identified above.
- 8.5 **Ecology;**
- 8.5.1 Given the siting of the property within a rural area, adjacent to a large block of woodland, it is a prime location for roosting bats. Bats and their roosts are protected by law, and any disturbance could result in prosecution. All British bat species are European Protected Species by virtue of their listing under The Habitats Directive. Any impact upon a protected species is a licensing matter and a material consideration in planning.
- 8.5.2 A Bat and Nesting Bird Survey Report has been submitted in support of the application. The Council's Ecology Officer confirms that in general, they support the methodology and conclusions of the report. No bats were detected using the single storey annex which is proposed to be demolished, however as acknowledged in section 6.2 of the report it is not possible to rule out bat use entirely. In this context a series of precautionary mitigation and enhancement measures for bats and birds are proposed in sections 6.2 to 6.6 inclusive. The implementation of these measures should be secured by planning condition.
- 8.5.3 The report seeks to emphasise that the single storey annex was the sole focus of the survey, and not the main house itself. For example, in the summary we read '*If the scope of work increase to include the main house, further survey effort will be required to determine any potential impact on bats.*'. Similarly, in section 6.2 it is stated '*Contractors will be made aware that no works to the main house will be undertaken, including the removal of the eastern gable end bargeboard or any ridge or roof tiles to facilitate the new development. If during the course of works it becomes evident that works to the main house are required, advice will be sought from a qualified ecologist*'.
- 8.5.4 The Council's Ecology Officer has concerns that the bat report solely focused on the annex. It is clear from the elevation diagrams that the tie-in of the new two storey extension would run very close to the bargeboards of the main house. The bat survey would have benefitted from a survey of the main house, because if a potential access point or roost feature were present in the bargeboards of the east-facing elevation, then there is every change that construction of the roof of the proposed extension would cause disturbance to that roost feature. However, the Officer accepts that the report was produced on the basis that there would be no works to the roof or roof features of the main house, and that contingency measures are proposed as above if this should change. Therefore, provided the implementation of these measures were secured by planning condition, the Council's Ecology Officer offers no objection to the application.
- 8.6 **Residential Amenity;**
- 8.6.1 The property is one of two detached properties located along the private driveway. The proposed extension would be on the side elevation furthest from the shared boundary between the properties. Whilst the proposal does contain a first-floor balcony in the front elevation, this would be recessed. It is therefore considered that owing to its design, scale and location the proposed extension would not result in a harmful impact on the amenity of the neighbouring property by reason of loss of light, privacy or perceived space.
- 8.7 **Movement;**
- 8.7.1 The proposal would not result in an increase in parking demand and would not result in a loss of parking or affect access to the site. On this basis, the Council's Highways Officer offers no objections to the application on highway related grounds.
- 8.8 **Mineral Safeguarding**
- 8.8.1 The site is located in a mineral safeguarding area, however due to the nature of the proposal which would largely be built on already developed land, the proposed development is not considered to prejudice the future extraction of this resource. The proposal is therefore in accordance with policy M1.

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 By reason of its location, scale and poor design, the proposed two-storey side extension would be a dominant and unsympathetic addition to the property that would unacceptably alter its character and appearance and harmfully impact upon the special landscape area and rural setting. This is contrary to policies SP5, SP8, H13 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

REFUSED

01 By reason of its location, scale and design, the proposed two-storey side extension will be a dominant and unsympathetic addition to the property that will harmfully impact the character and appearance of the countryside and fails to conserve the characteristic

features of the Special Landscape Area. This is contrary to policies SP5, SP8, H13 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the Supplementary Planning Guidance on House Extensions.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Bat and Nesting Bird Survey August 2026, Green Infrastructure Statement, Location Plan Drawing No.HHP-SAL-A1-XX-DR-A-0001 Rev P1, Existing Scheme Drawing No.HHP-SAL-A1-A-0002 Rev P1 and Proposed Scheme Drawing No.HHP-SAL-A1-ZZ-DR-A-0003 Rev P6.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP8, M1, 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.