

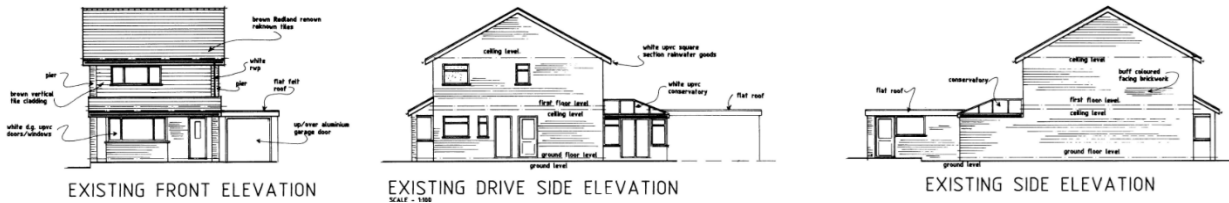
Delegated Decision Report

Application No:	25/0332	Statutory Period Expires:	26th June 2025
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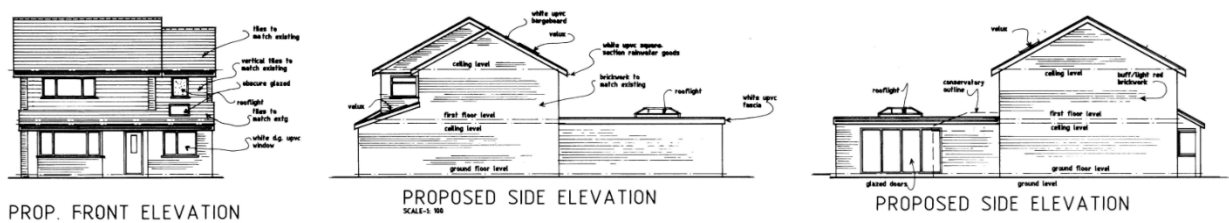
Site:	<i>50 Brunel Avenue Rogerstone Newport South Wales NP10 0DN</i>		
Proposal:	<i>PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION</i>		
Applicant:	<i>R Taylor</i>		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 Existing elevations:



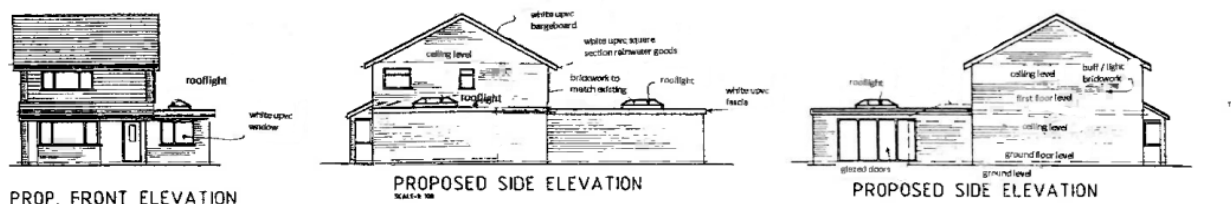
1.2 **22/0498: PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, CONVERSION OF GARAGE, INCLUDING NEW ROOF AND SINGLE STOREY REAR EXTENSION, LINKING TO GARAGE. (Refused) The application was appealed and dismissed:**



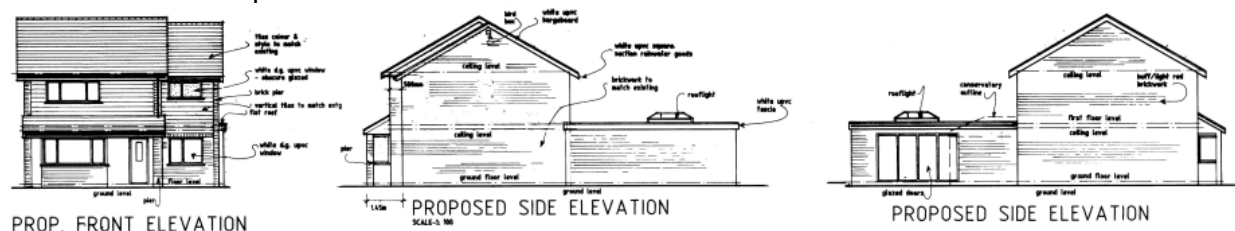
01 The proposed development would erode the existing space between the application site and its neighbour, resulting in the loss of the uniformity of spacing between properties within Brunel Avenue, a key characteristic of the street scene. As such, the development would result in harm to the character and appearance of the area and street scene, contrary to Policies GP2 and GP6 of Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 The proposed development, by virtue of its scale, design and siting is considered to relate poorly to the existing dwelling and those within Brunel Avenue, contrary to Policies GP2 and GP6 of Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 1.3 23/0646: PROPOSED ONE STOREY SIDE EXTENSION, CONVERSION OF GARAGE, INCLUDING NEW ROOF AND SINGLE STOREY REAR EXTENSION, LINKING TO GARAGE (RESUBMISSION OF 22/0498) (Granted with Conditions):



- 1.4 25/0332 Proposed:



2. SITE LOCATION AND CONTEXT

- 2.1 The application site is within the defined urban boundary and is within an area characterised by residential development. The current host site consists of a detached dwelling located within Rogerstone. The property is separated from the road frontage by a driveway and area of lawn and is of brick construction, which is partially clad to the front elevation, under a tiled roof. A detached garage is sited at the end of the driveway on the north eastern side of the plot. To the rear, the property benefits from an enclosed garden.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks permission for a two-storey side extension and a single storey rear extension.

Two storey side extension:

H: 7.3m

D: 7.5m

W: 2.5m

Single storey rear extension:

H: 2.8m (Roof lantern: 0.5m on top)

D: 7.5m

W: 3.1m

- 3.2 The extension would contain brickwork to match the existing dwelling and a roof to match that of the existing roof. The front elevation would contain 1no. white upvc ground floor window and 1no. first floor window which is obscure glazed. There are no windows on the side elevation and 1no. window on the first floor rear elevation. The single storey rear

extension would contain glazed doors which would face into the residents garden and a single roof light.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0646	PROPOSED ONE STOREY SIDE EXTENSION, CONVERSION OF GARAGE, INCLUDING NEW ROOF AND SINGLE STOREY REAR EXTENSION, LINKING TO GARAGE (RESUBMISSION OF 22/0498)	GC	12.10.2023
22/0498	PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, CONVERSION OF GARAGE, INCLUDING NEW ROOF AND SINGLE STOREY REAR EXTENSION, LINKING TO GARAGE	REFUSED	24.11.2022

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)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The proposals shorten the drive and obstruct access to the rear/garage. As such they represent a loss of cycle and bin storage. The remaining drive is long enough to accommodate two cars and the existing is only considered to be suitable for two cars as triple drives are not supported.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 06/05/2025.

7.1 11no neighbours were consulted. No comments were received.

7.2 Rogerstone Community Council: No comments were received.

8. ASSESSMENT

8.1 Principle of Development

The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The front elevation of the host dwelling faces the street and is visible from the street scene, whilst the rear elevation is well enclosed and not highly visible from the public realm. The side extension would form visible additions to the property when viewed from the front of the site. Dwellings located in this part of Brunel Avenue are mostly detached and well set back from the road frontage. There are some variations to the design on the houses along the street and cul de sac, such as 54 and 56 Brunel Avenue. These have garages on the drive projecting forward of the principal elevation.

54 and 56 Brunel Avenue:



- 8.2.2 The host site had a previous application for a two storey side extension which was refused. Under the previous application, 22/0498, it was concluded in the officer report that there was strong uniformity of spacing between properties within Brunel Avenue, which is a key characteristic of the street scene, and makes a positive contribution to the visual amenity of the area. The addition of a two-storey side extension would *'erode the existing gap between the application site and No. 48 Brunel Avenue, which would be out of keeping with the pattern of development within the locality and detrimental to the visual qualities of the area'*, and this formed refusal reason 01.
- 8.2.3 The previous application, 22/0498, was then appealed under CAS-02494-Y7M2T2. The Inspector concluded for application 22/0498 that, *Due to the variety in house designs and spacings around the appeal site, and the proposed design, the appeal proposal would not cause a terracing effect. Also, while it would not leave at least one metre to the property boundary of No.48, it would leave pedestrian access around one side of the dwelling.* Given that the massing of the two-storey side extension is similar to that of 22/0498, the previous reason for refusal 01 will not form a reason for refusal under this application given the Inspectors comments above.
- 8.2.4 In regard to the design and scale which formed reason 02 under 22/0498, the Inspector concluded that *'while the overall form of the extension would be sympathetic to the existing dwelling, the exception to this would be the roof slope to the inset first floor front elevation of the extension. This element of the proposed development would not reflect the roof slope angles in the remainder of the front elevation of No.50, and this would be apparent in views of the building. While there is variety of built form around No.50, the dwellings in the street scene appear as coherent designs that are comprised of elements that are consistent with the remainder of the frontage. The proposed front ground floor roof of the extension would be an obvious departure from the coherent designs in the remainder of the street scene.'* Therefore, when assessing the alterations under this current application, the apparent roof slope design feature has now been omitted from the plans and the extension set back in its entirety. Whilst it has not been set back the entire 1m as per the SPG guidance, the set back by 0.5m and set down by 0.2m from the ridge height would make the extension appear subordinate and more sympathetic within the streetscene. The fenestration details would match that of the main dwelling. Therefore, these amendments would be deemed acceptable in light of the Inspectors comments and reason 02 falls away.
- 8.2.5 The rear extension would contain a flat roof. Given the siting, scale, and preexisting flat roof garage, this would be deemed acceptable in this instance.
- 8.2.6 In addition to the SPG, policy GP6 of the NLDP states that the use of materials should complement the site context and integrate with the host dwelling. The proposed extension is said to be finished in materials to match the host dwelling, in accordance with the SPG and NLDP.

8.3 Residential Amenity

- 8.3.1 The application site is positioned in a residential location and is bound by residential properties on either side as well as to the rear. The Council's House Extension and Domestic Outbuildings SPG sets out two 45° tests for natural light. The Plan-View 45° test and Elevation view 45° test is performed. In this case, the ground floor front window of No. 48 is a protected window as it appears to serve a living room. The proposed development should not project beyond the nearest 45° line. It is considered that the proposed extension passes the plan view tests, however, would fail the elevation test. Given that one of the tests is passed, this is deemed acceptable. Furthermore, the side extension would face the blank elevation of No. 48 and no windows would be affected on this elevation.
- 8.3.2 Turning to the proposed rear link extension combined into the garage, the Plan-View 45° test would fail in relation to the conservatory located on the rear of No. 48. Notwithstanding this, it is worth noting that the garage is already in situ and would not be extended deeper into the site. The height of the current garage is measuring at 2.6m and the proposed height of the extension measures 2.8m. As such, it is not considered that the extensions to the rear would significantly alter any impact upon the adjacent properties. It is also considered that the proposed rear extension would pass the 45-degree elevation test from the conservatory. Therefore, this is deemed acceptable.
- 8.3.4 In terms of privacy, the development would not involve the introduction of any side facing windows, with the exception of the ground floor bi-folding doors. Given the bi-folding doors would be located at ground floor level only facing into the host sites amenity space, and the site is well screened from the neighbour to the south, it is not considered that overlooking would arise. Whilst new first floor windows would be located on both the front and the rear of the extension, they would have a similar impact on existing properties when compared to the existing first floor windows contained within the dwelling. Although the new windows would afford some views into the neighbouring gardens, this is not uncommon within a residential location, whereby a mutual level of overlooking is usually present. It is not considered that any overlooking would be direct or result in significant harm.
- 8.3.5 It is noted that no objections have been received from adjoining neighbours and the proposals are considered to have acceptable impacts upon their residential amenities.
- 8.3.6 In terms of the application site itself, it is considered that adequate amenity space would remain undeveloped within the plot to serve the host property.

8.4 **Movement**

- 8.4.1 The site would retain adequate off-road car parking space to the front for 2no. cars. The highways officer has been consulted on the application, and states the proposals shorten the drive. The remaining drive is long enough to accommodate two cars and the existing is only considered to be suitable for two cars as triple drives are not supported. Therefore, it is considered that there is no loss to car parking spaces.
- 8.4.2 However, the highways officer states that the extension would obstruct access to the rear/garage. As such they represent a loss of cycle and bin storage. On a site visit conducted, there is another side access to the rear garden from the Southwest of the

property where bins and bikes can be taken through. Therefore, the scheme is in line with Policy H4.

8.5 **Biodiversity**

8.5.1 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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. A bird box has been provided as an ecological enhancement as part of the development. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.5.2 PPW12 in paragraph 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* In this instance, given the scale of development, a GI statement is not required.

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 Overall, it is considered the applicant has revised the design in lieu of the Inspectors comments and reasons for refusal under 22/0498. The two-storey extension would now appear set down and back from the principal elevation. The roof form would match that of the existing dwelling. Whilst the gap between no.48 would be predominantly filled, the Inspectors comments suggest this would not have a detrimental impact. Residential amenity experienced would be deemed acceptable, and there would still be adequate parking and access to the rear garden. The applicant has not provided a biodiversity scheme which will be conditioned. Therefore, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Location Plan at A4; KD2008 1 Proposed; KD1867 1 Extg and Site Plans
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 biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 were relevant to the determination of this application.

02 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.