

Delegated Decision Report

Application No:	25/0181	Statutory Period Expires:	1st July 2025
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Site:	75 Pillmawr Road Newport NP20 6WG		
Proposal:	PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND PROPOSED CONSTRUCTION OF SINGLE STOREY REAR EXTENSION		
Applicant:	J. Nicholls		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application originally also included the erection of a side extension, however, owing to an objection from Dwr Cymru/Welsh Water relating to the siting of part of the works within the protection zone of the public assets, this part of the proposal was removed.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is defined within the urban boundary. The property is one of a pair of semi-detached properties located on the corner of Pillmawr Road and Rowan Way. Given its corner location, the rear of the property is visible from Rowan Way.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The property currently has a single storey conservatory off the rear elevation of the property. It is proposed to demolish the existing conservatory and erect a single storey rear extension that would measure a depth of 4m, a width of 7.7m and a height of 2.7m. The extension would have a flat roof with a glass roof lantern. The extension would be finished in smooth white render. Two bird boxes are proposed at first floor on the rear elevation of the main 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)

- GP2 (General Amenity)
- GP6 (Quality of Design)

- 5.4 **SUPPLEMENTARY PLANNING GUIDANCE**
- House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objection. The proposals do not impact parking or rear access. There are therefore no highway related objections.

- 6.2 Dwr Cymru/Welsh Water:

- Initial Comments: The site is in close proximity of pressurised water main and non-operational water main. It appears the proposed development would be situated within the protection zone of the public assets. For this reason, we offer a holding objection until such time as additional/amended information has been submitted.
- Final Comments (following amended plans submitted): We can see the proposed extension has been re-located outside of the protection zone. We therefore remove our holding objection and required that if you are minded to grant consent that the conditions are attached.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on March 12th and no comments were received.

8. ASSESSMENT

8.1 Visual Amenity:

The proposed single storey rear extension would extend along the entire rear elevation of the main dwelling. Owing to the location of the dwelling on the corner of Pillmawr Road and Rowan Way, as well as the property being at a raised level compared to Rowan Way, the rear elevation of the dwelling would be visible from Rowan Way. Notwithstanding this, it is considered that the extension would be of an appropriate finish, scale and design and would not detract from the character and appearance of the host dwelling or the wider area. The proposed extension would not result in a harmful impact on visual amenity, in accordance with the aforementioned policies and SPG.

8.2 Residential Amenity:

The property currently contains an existing single storey rear extension of a comparable height and slightly lesser depth as the proposed. There are no windows proposed in the east side elevation of the extension facing toward the adjoining property, protecting neighbouring privacy. Whilst the extension would abut the boundary shared with the adjoining property, the proposed extension would be a single storey at a height of 2.7m. It is therefore not considered that it would result in an overbearing impact on the neighbouring property. Regarding any potential loss of light, it is not considered that the extension would result in a harmful loss of light over and above the existing situation. Overall, it is therefore considered that the proposed single storey rear extension owing to its location, scale and design would not result in a harmful impact on residential amenity by reason of loss of privacy, perceived space or light.

8.3 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. A plan indicates the proposed siting of 2no bird boxes. Their implementation will be secured via condition.

8.4 Green Infrastructure:

In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 design it is considered that the proposed single storey rear extension would not result in a harmful impact on residential or visual amenity and accords with the aforementioned policies. Appropriate biodiversity enhancements have been proposed and can be secured.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Floor Plans Drawing Ref.2A, Location Plan Drawing Ref.4, Site Plans Drawing Ref.5A, Amended Ground Floor Plan Drawing Ref.6 and Amended Elevations Drawing Ref.7.

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 ecological enhancements shown on the approved plan 'Amended Elevations

Drawing Ref.7' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

03 The external surfaces of the extension 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.

04 No window or door openings shall be formed in the east side elevation of the rear extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Elevations Drawing Ref.1, Floor Plans Drawing Ref.2A, Location Plan Drawing Ref.4, Site Plans Drawing Ref.5A, Amended Ground Floor Plan Drawing Ref.6 and Amended Elevations Drawing Ref.7.

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

04 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.