

Delegated Decision Report

Application No:	25/0844	Statutory Period Expires:	3rd December 2025
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Site:	15 Manor Park Newport NP10 8SA		
Proposal:	TWO STOREY SIDE EXTENSION INCORPORATING CONVERSION OF AN EXISTING GARAGE TO HABITABLE ACCOMMODATION		
Applicant:	L D Jackson		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 15 Manor Park is a two storey, detached dwelling, located in the Tredegar park and Marshfield ward on a purpose built, modern housing development. The property benefits from off street parking comprising of an attached garage and driveway and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent to erect a two storey side extension to the north east elevation. It is proposed to convert the garage to facilitate a living dining room and a kitchen area on the ground floor. The first floor would facilitate two bedrooms.

The proposed width of the ground floor extension would measure 2.46m in width, 8.85m in depth, and 2.62m in height. The ground floor extension would have a gable roof to match that of the main dwelling. The first floor would measure 7.76m in depth and 4.82m in height from the ground floor. In terms of materials, the walls will have a smooth render to match the existing.

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)
Policy GP4 (Highways and Accessibility)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection-*

The loss of the garage is not considered to be a loss of parking due to the dimensions being less than required to be counted as a space. It does appear to be a loss of cycle parking, however, access to the rear is maintained facilitating storage of bins and cycles. There are no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 09.10.2025.

7.1 NEIGHBOURS: *16 Manor Park- Objection*

Objection to the above planning application on the grounds that the proposal would result in significant harm to residential amenity, through unacceptable loss of light and outlook, and would introduce an over-scaled and poorly integrated form of development that is both unneighbourly and contrary to adopted planning policy. It also raises material concerns about the future use and definition of the proposed annexe, which does not comply with policy requirements for dependent accommodation.

The full comment can be viewed on the Newport Council Website.

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 The proposed extension would be sited on the side elevation of the dwelling and due to its scale and position would be readily visible within the public realm therefore impacting upon the amenity and character of the area. The Council's House Extension SPG states that side extensions should be set back by 1m from the front elevation of the host dwelling and should also be set down from the ridge. This has not been proposed in this instance, however the design is considered to be acceptable avoiding an un-balancing of the dwelling and by utilising the design characteristics found within the existing dwelling thus avoiding any unacceptable visual impact that would be harmful to the amenity or character of the area. Whilst the development would not fully accord with the requirements of the SPG it has not been possible to identify an unacceptable level of harm that would arise from the proposed development in respect of design/visual impact or impact upon the character of the area.

8.2.2 the conversion of the garage is not considered to result in any unacceptable visual impact nor is it considered to result in any unacceptable harm to the character of the area. Garage conversions are a common form of development and the proposed external finish is deemed to be acceptable.

8.3 Residential Amenity:

- 8.3.1 The House Extensions and Domestic Outbuildings SPG states that the 25° test would be required where it relates to protected windows facing other buildings or relevant structures. In most cases, a proposal that fails the 25° test in relation to a neighbour's protected window will not receive planning permission however a judgement will be made on whether or not a development that fails this test on a protected window has a demonstrable adverse effect on the protected window over and above the existing situation. This will have regard to the relationship of the protected window to existing built development, the built character of the area, its orientation, the presence of other windows serving the same room and any other factors deemed to be material to the assessment of daylight impact on the window.' There is currently approximately 3.16m between the first floor bedroom window of no.16 and the first floor landing window of the application site. The 25 degree tests failed when conducted against the existing side elevations, therefore it is considered that the addition of the side extension would have a significant overbearing impact to no.16.
- 8.3.1 The impacted window serves a bedroom and was a feature of the original design when the wider housing development was built and is seen within other properties of the same/similar design within the immediate area. It is acknowledged that the bedroom does have a secondary window on the front elevation providing light and outlook, however it is the view of the Local Planning Authority that the proposed development due to its scale, position and relationship with the side window of No.16 would result in a significant adverse impact upon the light and outlook of this room and have a significant adverse impact upon the living conditions of the neighbouring occupiers. Accordingly, it is considered that the proposed extension will have an unacceptable impact upon the living conditions of the neighbouring occupiers contrary to the requirements of LDP Policy GP2.

8.4 Highways:

- 8.4.1 The development would result in the number of bedrooms of the property increasing from 3 to 4, the Parking Standards SPG requires the same number of parking spaces for a 3 and 4 bedroom property. IN this case the proposal is also seeking the conversion of the existing garage however as the existing garage is a smaller scale than required to be a parking space as defined by the SPG it is not considered that there would be any net loss of parking as a result of the development and no requirement for a replacement space to be created. The Local Highways Authority has been consulted on this application and not offered any objections. Additionally, it is considered that there is sufficient on road parking in the area to accommodate any additional parking need.

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 biodiversity enhancement scheme to install an Eco Bird Box to the rear elevation is proposed. This is considered sufficient to meet the criteria of the biodiversity enhancement scheme and as such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.6 Other matters

- 8.6.1 One objection was received from the public consultation issue with the proposed development, their comments have been considered and the majority addressed within earlier sections of this report. The below issues are responded to as they have not been covered in the report.

Annexe: The proposed development is applied for as a residential extension and not as an annexe, the application has been considered as such. There is no evidence to support the claim that the development will be an annexe, therefore this concern is given little weight in the assessment of this application.

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 proximity to No. 16, the proposed two-storey side extension would result in an unacceptable overbearing impact, loss of light and outlook from a bedroom window to the detriment of the living conditions of neighbouring occupiers contrary to GP2 of the Local Development Plan.

11. DECISION REFUSED

01 By reason of its location, scale and proximity to No. 16, the proposed two-storey side extension would result in an unacceptable loss of light and outlook from a bedroom window with an overbearing and un-neighbourly form of development to the detriment of the living conditions of neighbouring occupiers. This is contrary to policy GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed 1B, Green Infrastructure Statement, Existing.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and T4 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.