

Delegated Decision Report

Application No:	25/0027	Statutory Period Expires:	25th April 2025
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Site:	6 Wentwood Road Caerleon Newport NP18 3RU		
Proposal:	FIRST FLOOR SIDE EXTENSION, TWO STOREY SIDE EXTENSION TOGETHER WITH SINGLE STOREY REAR EXTENSION AND ENCLOSURE OF AREA UNDER FRONT CANOPY		
Applicant:	A Dixon		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling located on Wentwood Road which forms part of a modern housing estate within the urban boundary of Caerleon. It occupies a corner plot on the junction of Wentwood Road and Conifer Close with a driveway to the front and rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The two storey side extension would measure 2.8m in width, 7.3m in length and 7.5m in height to the ridge which would be set down from that of the host property by approximately 300mm. To the front elevation it would have an up and over garage door at ground floor and a window at first floor. A first floor window is proposed in the rear elevation. No openings are proposed in the side elevation.

3.2 The first floor side extension would measure 2.85m in width 7.4m in length and would have a height of 7.5m. It would be set back from the front elevation of the host dwelling by 1m. A window is proposed in the front elevation and in the rear and no windows are proposed in the side elevation. There is a front canopy to part of the property and it is proposed to partially enclose this and install a window to the front elevation.

3.3 At the rear an existing conservatory is to be demolished and the proposed single storey extension would measure 10.8m in width, 3.1m in depth and 2.7m in height (3.3m to the top of the lantern style roof). Windows and doors are proposed in the rear elevation orientated towards the rear garden of the property.

3.4 The materials palette includes concrete roof tiles, facing brickwork to elevations and white plastic windows.

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 Development Principles – 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 General Development Principles – 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 General Development Principles – 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 WILDLIFE AND DEVELOPMENT TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: Highway recommendation:

No objection.

Highway Comments:

The extension does not result in any requirement to increase parking; however a garage is proposed. It is not clear if this would be of sufficient size to count as a parking space (technically) but it would certainly have potential as cycle storage.

Based on the above, there are no objections on highway related grounds.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21st January 2025.

7.1 NEIGHBOURS: No responses have been received.

7.2 Caerleon Civic Society: No response.

8. ASSESSMENT

8.1 Principle of Development:

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;

The proposed first floor extension and partial enclosure of the front canopy aspects of the proposals are very similar to development that has taken place at the neighbouring property, no. 4 Wentwood Road. As a result of the proposed first floor extension the gap between the two properties would be substantially infilled. However, the first floor side extension would be set down from the ridge of the host property and set back from the front elevation by a metre which would help ensure it has a subordinate appearance and limit its visual impact. The two-storey extension to the other side of the property would also have an appropriate set down/set back and it would not extend further back than the rear elevation of the host dwelling.

- 8.3 When read together, the proposed side and single storey rear extension would represent significant enlargement of the host property. This would be particularly apparent from Conifer Close to the side/rear of the property given that the property is elevated in comparison. However, the proposals have been sensitively designed with set downs/backs to the front, matching materials and fenestration detailing, so that they accord with the Council's Supplementary Planning Guidance and on balance, the proposals are not considered to result in a detrimental impact to the character of the host dwelling or the street scene. The changes will appear prominent but not obtrusive or overbearing. The side wall of the two storey extension will also form the side boundary of the property along Conifer Close with a 600mm wall proposed to enclose part of the site frontage where it adjoins the junction. As the two storey side extension is of comparable scale and mass to the host dwelling but with a set back and lower ridge, it will not give rise to unacceptable impact on visual amenity.

8.4 **Residential Amenity:**

The proposed first floor extension would be directly to the side of the neighbouring property no.4 Wentwood Road. The rear elevations of these properties are in line and the extension would not extend past this. There are no first floor windows in the side elevation of no.4 and the extension is not considered to result in an adverse impact in terms of neighbouring amenity.

- 8.5 With regard to the single storey rear extension, the light tests in the Council's House Extension SPG are applicable relating to no. 4. There are two types of assessment which consider the potential loss of daylight from new development. The 45° test is required where any extension from an existing building line affects a protected window. This test is performed by drawing two notional lines at 45° angles from the centre of a protected window. The proposed development should not project beyond the nearest 45° line. This test is failed. For the elevational view test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. This test is passed. The SPG states that both tests must be failed in order for a development to be unacceptable. In this instance only one of the tests is failed. Furthermore, the part of the property affected is a conservatory which is served by several other windows and so will benefit from a good degree of natural light and on balance, the proposals are not considered to result in a demonstrably harmful impact in terms of light.
- 8.5 The two storey side extension would be sited over 12m away from the neighbouring property, no.8 Wentwood Road with a road between the two properties. No windows are proposed in the side elevation of the extension orientated towards this neighbouring and this relationship is considered to be acceptable.
- 8.6 No.1 Conifer Close is located to the south of the host property, albeit it is stepped back significantly so that the rear of the application property is orientated towards the front garden serving this neighbour and part of the side elevation of no.1 where privacy expectations are lower. No. 1 is at a lower level to the host dwelling. However, with a distance of over 11m between the rear elevation of the proposed single storey rear extension and the nearest part of this property, there is a good degree of separation and the proposals are not considered to result in an overbearing impact. Windows are proposed in the rear elevation of the single storey rear extension and it would be elevated in comparison to this neighbouring property given the topography of the area. Given that the windows would be orientated towards the side boundary of no.1 Conifer Close and its front garden, where a lesser degree of privacy is generally to be expected, this relationship is

considered to be acceptable. There are no windows serving habitable rooms in the side elevation of this neighbouring property. The proposals are not considered to result in an adverse impact in terms of neighbouring privacy.

8.7 **Movement:**

Whilst the proposals include a garage type door, the applicant has confirmed that this is for storage and not intended for parking of vehicles. In any case at 2.4m, the width of the garage is not wide enough to be counted as a useable parking space. The plans show a 600mm high brickwork wall to part of the front boundary which would prevent access to the garage by a vehicle via the bell mouth and so the proposals are not considered to result in an adverse impact in terms of highway safety. The proposals effectively do not alter the existing parking situation with the driveway remaining available for the parking of vehicles.

8.8 No objections have arisen from the Council's Highways officer.

8.9 **Biodiversity:**

The proposals do not include any biodiversity enhancement measures. However, suitable proportionate measures can be secured by condition in order to ensure that there is a net biodiversity enhancement in line with the aspirations of PPW.

8.10 **Landscaping/ Trees:**

There would be no loss of landscaping to the front of the property as a result of the proposals. Historical street view suggests hedgerow has been removed from site more recently and there is now no planted boundary at the site to Conifer Close. The removal of this planted boundary treatment would not require planning permission. There is a tree within the rear garden which makes a positive contribution to the street scene. The tree is not protected but the applicant has confirmed their intention to retain the tree and given that it is located towards the bottom end of the garden it should be possible to do so. The development will give rise to a harder boundary to the property than previously existed but such changes in themselves are not considered demonstrably harmful.

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 proposed development is considered acceptable in terms of neighbouring amenity and will not result in an adverse visual impact, in accordance with the relevant policies of the Newport Local Development Plan 2011-2026. Suitable biodiversity enhancement can be secured by condition.

10.2 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: AD/02 Revision A.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

02 Prior to the commencement of the development as hereby approved, biodiversity enhancement shall be implemented in accordance with the details that have first been submitted to and approved by the Local Planning Authority. Thereafter the biodiversity enhancements shall be completed in accordance with the approved details and permanently retained.

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

Pre-first use

03 Prior to the first use of the development as hereby approved, the 600mm brickwork wall to match the materials of the host property shall be erected to the front boundary in accordance with the approved details and permanently retained.

Reason: In the interest of visual amenity and highway safety, in accordance with Policies GP4 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

04 The external surfaces of the extension hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

05 No first floor windows shall be installed in either side elevations of the extensions as hereby approved.

Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: AD/01, AD/02 Revision A.

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

04 The applicant is advised that notwithstanding the details shown on the approved plans, any boundary treatment above a height of 1m adjacent to the highway will require planning permission.