

Delegated Decision Report

Application No:	25/0685	Statutory Period Expires:	17th October 2025
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Site:	64 Pentre-Poeth Road Newport NP10 8LL		
Proposal:	PROPOSED TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION, FRONT ELEVATION ALTERATIONS & GARAGE REPOSITIONING		
Applicant:	J Williams		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is set within the urban boundary, however, sits adjacent to the open countryside. Houses along Pentre-Poeth Road are typically detached two storey houses and hold different architectural designs. Houses typically are set back from the highway with large front garden areas with off-road parking.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks a two-storey rear extension, with a dual pitched roof, a single storey side extension with a lean-to roof. The application also seeks approval for the increase in width across the existing front extension with fenestration changes. The width would now increase by 0.75m to cover the entire principal elevation. The garage is also proposed to be repositioned within the existing driveway and the roof changed from a flat roof to a pitched roof.

Two storey rear extension

H: 7.2m (to the ridge)

W: 8.2m

D: 3m

Side extension

H: 3.95m

W: 8.8m

D: 1.9m

Garage

H: 4m

W: 6.2m

D: 6.2m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
95/0194	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTE	GC	05.05.1995

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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Tree Team:
No comments received.

6.2 Local Highways Authority:
The extension proposals would have no impact on highway matters and the new location for the garage is acceptable. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15/10/2025, Site Notice was put up on 05/09/2025.

7.1 4no. neighbours were consulted. No comments received.

7.2 Graig Community Council: No comments received.

8. **ASSESSMENT**

8.1 **Principle of Development**

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 **Visual Amenity/ Character and Appearance**

8.2.1 Two Storey Rear Extension

8.2.2 When assessing the design of the two storey rear extension, the extension would facilitate an office and living area on the ground floor and a bedroom and bathroom on the first floor. The rear extension is set down from the ridge by 1.1m, and has a reduced depth of 3m, reducing the massing of the extension, appearing subordinate to the main dwellinghouse. Moreover, the roof has been divided into 2no. hipped rooves to further reduce the scale and massing here. This would be in accordance with the SPG and is deemed acceptable in this location.

8.2.3 In terms of fenestration, the ground floor is serviced by a large floor length window and bi fold doors, and the first floor is serviced by a single window to serve the bathroom and a larger window to serve the bedroom. Whilst the fenestration to the rear does not match, it is deemed acceptable on the rear elevation. The bathroom window will be conditioned to be obscure glazed. Moreover, materials will also be conditioned to match the existing dwellinghouse to appear coherent.

8.2.4 Single storey side extension

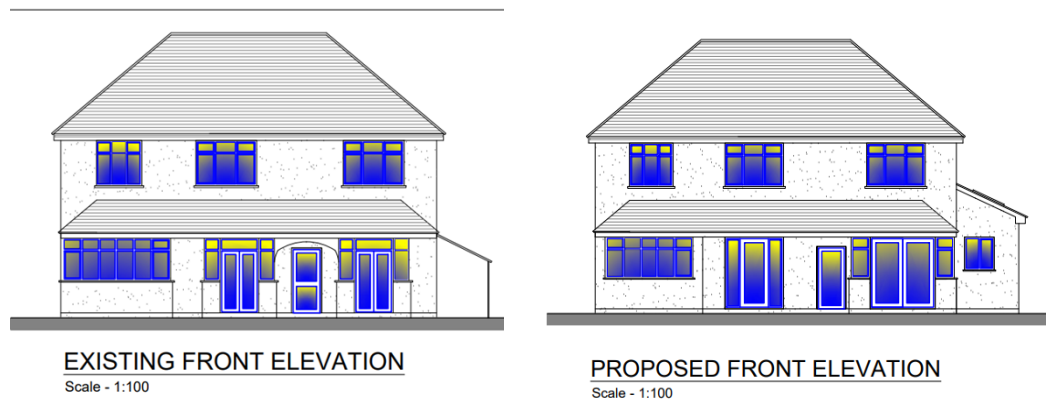
8.2.5 The side extension is a single storey extension with a lean to roof and would serve an extended pantry/kitchen. There is currently a potting shed in the location which contains a lean to roof and is of similar design to the proposed extension, however, the proposed extension would increase in height and would sit flush with the principal elevation. The SPG concludes that a side extension may be flush with the principal elevation if it constitutes permitted development, otherwise it should be set back one metre. On assessment, the side extension is marginally over the permitted development, and given the overall size, location, and the dwellinghouse's is set back from the streetscene, the side extension still appears subordinate to the main dwelling. Therefore, this is acceptable.

8.2.6 The fenestration details of 3no. roof lights, and a single window to the front elevation is deemed acceptable.

8.2.7 Front elevation

8.2.8 There are changes to the fenestration details on the ground floor of the front elevation and it is extended to span the entire front elevation as demonstrated below. The existing fenestration here appears sympathetic to the main dwellinghouse and has a characterful appearance. Whilst the changes would remove some of the design features such as the

pillars, and arched doorway etc., the changes are not unacceptable, and the set back from the main streetscene limits any demonstrable impact.



8.2.9 Garage repositioning

8.2.10 The garage is to be moved within the site and changed to a pitched roof garage to a height of 4m. The ground level is being cut into as the land is currently sloped. The visual design of the garage to a pitched roof garage, with matching roof tiles and white render would not appear incongruous within the streetscene and is deemed acceptable.

8.3 **Residential Amenity**

- 8.3.1 When assessing the impact on residential amenity this is divided into the impact on the residents of the property and the impact on the neighbouring residents. When assessing the impact, it should be considered that a house extension should preserve adequate amenity space for existing and future occupiers of the application property. It is considered there is still a large front garden and rear garden with the proposed changes accounted for.
- 8.3.2 It is also assessed that all rooms are serviced by windows and would experience light and adequate outlook.
- 8.3.3 An assessment on the impacts of the extensions on neighbouring properties is undertaken below. This is assessed in regard to overbearing impact, loss of light to neighbouring protected windows and unacceptable overlooking.
- 8.3.4 When assessing loss of light, The 45° test is required where any extension from an existing building line affects a protected window. Two tests are undertaken, the plan view test and the elevation test. The light tests were undertaken from the ground floor window at no.66 closest to the development against the two storey rear extension, and both tests were passed. Therefore, there is not an unacceptable loss of light to the neighbouring property. The overbearing impact on neighbouring gardens should also be assessed. It is considered that the two storey rear extension is set away from the side boundary of no.66 by approximately 4.4m, and is located to the West of the neighbouring property. Therefore, there would not be an unacceptable loss of daylight to the garden.

- 8.3.5 When assessing the overbearing nature to no.62, it is considered that there will be some form of presence of development to the rear amenity space of no. 62 given the set down of the property. It is considered that there are 2no. primary amenity spaces which is highlighted below. One to the front which is unaffected by the development. Moreover, it is considered that there is a set away from the shared boundary of over 2m, and the rear extension appears that it could be undertaken under permitted development. Therefore, significant weight is given to this and this is deemed acceptable.

No.64's amenity space outlined:



- 8.3.6 When assessing overlooking impacts, the SPG states, *In order to prevent overlooking or perceived overlooking and overbearing effects developments must have a suitable separation distances between new high-level protected windows and adjacent back gardens. In most cases, a back garden should extend at least 10.00 metres from the rear elevation of a house a new high level window in order to protect the amenity of neighbouring gardens.* The separation distance is over 10m, in accordance with the SPG.

- 8.3.7 Moreover, it is considered that the garage and location would not hold an unacceptable impact to neighbouring residential amenity.

8.4 **Movement**

The repositioning of the garage would be deemed acceptable and would provide storage of bikes and bins if necessary. The Highways officer has been consulted on the application and states that there are no objections to the scheme. Therefore, the application satisfies Policy GP4.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *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.* A GI statement has not been provided, however, given the scale of development, it is not required in this instance.

- 8.5.2 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 is proposed 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).

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 proposed development would appear VISUALLY acceptable on the dwellinghouse, and there would not be demonstrable harm to neighbouring properties. The proposed bathroom window will be conditioned to be obscure glazed to ensure that there is an appropriate level of amenity to residents. Moreover, materials on the proposed extensions on the main dwellinghouse will be conditioned to match that of the existing dwelling to create a coherent design. The application has provided a biodiversity enhancement scheme, and therefore, the application will be granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 25-2338-DWG-03E Proposed Plans - Elevations A1; 25-2338-DWG-02B - Existing Floor/Site and Roof Plans and Elevations; 25-2338-DWG-01A - Site Location Plan.

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

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the first use of the extension hereby approved, the first-floor window in the rear elevation to serve the bathroom shall be fitted with obscure glazing and shall be retained in that state thereafter.

Reason: To protect the privacy of adjoining occupiers.

04 The biodiversity enhancement scheme as shown on approved plan 25-2338-DWG-03E shall be implemented 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.