

Delegated Decision Report

Application No:	25/0735	Statutory Period Expires:	11th March 2026
------------------------	----------------	----------------------------------	------------------------

Site:	46 The Coldra Newport NP18 2LR		
Proposal:	DEMOLISH DETACHED GARAGE AND ERECT SINGLE STOREY REAR AND SIDE EXTENSION WITH LOFT CONVERSION		
Applicant:	J Lee		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 46 The Coldra is a detached two storey dwelling located in the Ringland ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey part rear, part side extension is also proposed, measuring 3.4m in depth extending from the rear elevation, 5.1m in width (projecting 2.2m beyond the side elevation of the dwelling), 2.9m to the top of the proposed flat roof, 2.6m to the eaves and 3.3m to the ridge of the proposed lantern style roof light. The extension would include a parapet wall along the front elevation of the side projection and would be finished in through colour render. Fenestration would consist of 1no double pane window on the front elevation, 1no door in the northeastern (side) elevation 1no set of bifold doors and 4no windows on the rear elevation and 1no lantern style roof light.

3.3 To accommodate the proposed single storey extension, the existing detached garage to the northeast of the dwelling would be demolished. The existing garage measures 5.6m in depth, 3.9m in width, 2.2m in height to the eaves and a maximum height of 3.3m to the top of the dual pitch roof. The existing structure occupies the shared boundary with no.48 The Coldra.

3.4 A loft conversion is also proposed although no external alterations are proposed under this application.

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 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 – 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 – 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 (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The proposals do not impact parking provision or requirements and retain access to the rear for bin and cycle storage. There are therefore no highway related objections.

6.2 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 16.09.2025. Site Notice was put up on 19.09.2025.

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the form of the extension is appropriate albeit the extension is significant in comparison to the host dwelling. The extension would largely be built on the rear elevation, although it would project 2.2m beyond the northeastern (side) elevation, so partial views would be afforded from the public realm. Nevertheless, the side projection is largely built over the footprint of the existing garage and is set well back from the highway so would not appear conspicuous in this instance.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). A flat roof is proposed which deviates from the hipped roof form of the main dwelling; however, owing to the limited visibility of the extension and the setback from the highway, a flat roof is considered acceptable in this instance.

8.3 In terms of materials, the extension would be finished in a through colour render to match the first floor of the host dwelling, the windows would be aluminium, the fascia and soffits

would be white uPVC and the gutter would be black uPVC. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 Residential Amenity:

The southwestern (side boundary), shared with no.44 The Coldra is occupied by an existing detached garage for a depth of 5.6m. The existing garage measures up to 3.3m in height. The proposed flat roof extension would measure 2.9m to the top of the flat roof. Given the presence of an existing garage and the limited height of the proposed extension, it is unlikely to give rise to overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 Along the northwestern (side boundary) shared with no.48, the proposed extension would be set in 1m and would broadly replace the existing detached garage which currently occupies the side boundary. The garage would not significantly increase the height/massing at the boundary and as such it is unlikely to give rise to overbearing effect or loss of light over and above the existing situation. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring amenity as the proposed windows would onlook the rear garden and the highway. Although no door is proposed in the side elevation, the door would serve a boot room and would not provide views of an unacceptable level. As such, it is not anticipated that the development would adversely affect the neighbouring amenity by means of a loss of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.7 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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

Other Issues

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 development would not harm the visual or residential amenity of The Coldra. A condition will be added to ensure the submission of a biodiversity enhancement scheme. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- PL.02 Existing/Proposed Block Plans REV B
- PL.05 Proposed Plans REV H
- PL.06 Proposed Elevations REV C.

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 No additional window or door openings shall be formed in the northeastern (side) elevation, and no window or door openings shall be formed in the southwestern (side) elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: 4421.PL.01 – Site Location Plan, 4421.PL.03 – Existing Plans Rev A, 4421.PL.04 – Existing Elevations Rev A, PL.02 Existing/Proposed Block Plans REV B, PL.05 Proposed Plans REV H, PL.06 Proposed Elevations REV C.

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.