

Delegated Decision Report

Application No:	26/0481	Statutory Period Expires:	4th September 2026
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Site:	102 Dorset Crescent Newport NP19 4QF		
Proposal:	SINGLE STOREY SUN ROOM (CONSERVATORY) TO THE REAR OF THE PROPERTY		
Applicant:	M Williams		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 102 Dorset Crescent is a two-storey semi-detached property located in the Liswerry ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single-storey conservatory-style extension is proposed on the rear elevation measuring 3.7m in depth, 5m in width, 2.1m in height to the eaves and 2.7m to the ridge of the lean to roof. The extension would be constructed from Aluminium Grey Foil on Grey Foil Glazing and would be set in 485mm from the shared boundary with no.104 Dorset Crescent and 1625mm from the shared boundary with no.100 Dorset Crescent.

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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08.07.2026.

7.1 NEIGHBOURS: 10no 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 size and form of the extension are appropriate in the context of Dorset Crescent. The extension would be built on the rear elevation and would therefore not be visible from the public realm, so it is considered that the extension is appropriately sited.

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). The extension would have a shallow lean-to roof which does not match the host dwelling although this design is typical for a conservatory-style extension and would not appear incongruous in this location.

8.3 Residential Amenity:

The host property and the adjoining property (no.104 Dorset Crescent) both benefit from existing rear extensions of identical dimensions, meaning that the rear elevation at ground floor projects 2m beyond the original elevation of the dwellings. The proposed sunroom at no.102 Dorset Crescent would project an additional 3.7m beyond this. The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' and sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test is applicable where an extension from an existing building line affects a protected window. Applications that fail the 45-degree may be refused. The adjoining property (no.104) has protected windows at ground level on the rear elevation. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the window. The proposed extension at no.102 would fail the 45-degree test in plan view however, it would pass in elevation view. This demonstrates that the proposed extension would not significantly reduce the level of daylight reaching the habitable rooms at no.102 over and above the existing situation. Moreover, regard has been given to the limited height and opacity of the structure, and it is considered that the structure would not significantly diffuse light reaching the protected windows in this instance.

8.4 In order to prevent perceived overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The proposed extension would be set in 485mm from the shared boundary with no.104 and 1625mm from the shared boundary with no.100. The extension would project beyond the rear elevation of no.104 however given the limited height of the extension above the

existing 2m boundary treatment and the result of the natural light tests, it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.5 In terms of fenestration, the structure would be akin to a conservatory, meaning that the structure would largely be glazed with large sliding doors on the rear and a transparent roof. Despite the extension introducing more significant glazing to the rear elevation, the windows would largely provide views toward the rear which onlooks the rear garden, a view which can already be achieved through the existing rear elevation windows at ground floor level. Moreover, each of the side boundaries are well-screened by the presence of 2m high boundary fencing. Therefore, it is considered that the windows do not adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 **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.

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 does not harm the visual or residential amenity of Dorset Crescent. A condition will be added to ensure the submission of the 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:

- Proposed Elevations
- Existing/Proposed Site Plans
- Proposed Floor 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 Prior to the commencement of development, details of 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 and retained for the lifetime of the development.

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: Proposed Elevations, Existing/Proposed Site Plans, Proposed Floor Plan, Existing Floor Plan, Existing Elevations.

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.