

Delegated Decision Report

Application No:	26/0011	Statutory Period Expires:	2nd September 2026
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Site:	7 Tregarn Road Langstone Newport NP18 2JS		
Proposal:	PROPOSED DOUBLE STOREY FRONT EXTENSION		
Applicant:	Bishop		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 7 Tregarn Road is a detached two-storey property in the Bishton and Langstone Ward. Tregarn Road is a residential street within the defined settlement boundary. Properties are generally detached with no cohesive architectural precedent, benefitting from a significant setback from the highway and extensive, sloping driveways and large plots. Tregarn Road is street of pleasant amenity with units on the south side of more consistent design and form. The spaciousness of the front gardens on the northern side of the street and associated landscaped boundaries and borders, contribute to local character.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed two-storey front extension and associated alterations would comprise of two gable-end front extensions, each measuring 5.4m in width and projecting 5.8m forward of the existing principal elevation. They would measure 4.8m to the eaves and 6.7m to the ridge.

3.2 Each extension would include a bay-style window, with 2.no large single pane windows to the front and 1 no. single pane window to either side. These bays would measure 3.4m in width and project a further 1.1m forward. The bays would be set on raised platforms to meet the existing internal floor level. Above, the bays would accommodate balconies to serve the first floor which would be accessible via a glass sliding door and enclosed by glass balustrades. It would be a distinctly modern design compared to the more traditional style of property at present which is characterised by a two-storey main building with a catslide roof to the one side over a large, attached garage. The main bodies of the extensions would not project further forward than the existing garage but will project significantly forward of the two-storey main building. The bays would project further forward again but would still maintain significant distance from the front boundary with the highway.

3.3 The two-gables would be separated by the entryway, which would be set in 1.6m with step access. Fenestration would include a front-door, set between a floor-to ceiling window.

3.4 The left extension would extend 1.4m past the width of the existing dwelling. This would accommodate rear windows, 1 no. to the ground floor and 1 no. to the first floor. The existing leftmost first-floor rear window would be replaced with a glass Juliette balcony. There would be no additional fenestration to the southwest elevation. An additional

obscure glazed window would be installed forward of the existing first floor window on the southeast elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/1225	FIRST FLOOR EXTENSION TO FRONT OF PROPERTY (ABOVE EXISTING GARAGE) AND SINGLE STOREY REAR EXTENSION	GC	25.01.2017

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 GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy M1 (Safeguarding of Mineral Resource)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings

Parking Standards

6. CONSULTATION RESPONSES

6.1 ECOLOGY:

No objections

On initial consultation, a bat survey was requested. Following its submission, no objections were raised

No bats were detected using the property, and so an EPS licence is not needed for these works. However some bat roost potential was noted and moderate level of bat activity were detected around the building during surveys. On the basis some precautionary measures are set out in section 6 'Required Actions' of the report. The

implementation of these measures should be secured by planning condition.

6.2 HIGHWAYS:

No objections, subject to conditions.

The proposals do not include details of the parking, which is located to the front of the building and impacted by conversion of the garage. The plot has sufficient space to provide the three spaces needed; therefore, this could be addressed via condition. Access is retained to the rear for cycle and bin storage, but no detail is provided of either. Cycle storage and electric vehicle charging should be secured by way of condition.

7. **PUBLIC REPRESENTATIONS**

Neighbour and Community Council notification letters were sent on 15th January 2026.

7.1 NEIGHBOURS:

5 no. neighbours were consulted. No responses received to date.

7.2 COMMUNITY COUNCIL:

Langstone Community Council was consulted. No response has been received to date.

8. **ASSESSMENT**

8.1 **Principle of Development:**

- 8.1.1 The application site comprises of an existing residential dwelling within the defined 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 House Extensions and Domestic Outbuildings Supplementary Planning Guidance advises that front extensions are generally unacceptable due to their tendency to be very prominent in a streetscape. However, there is no architectural uniformity or consistent building line on Tregarn Road. The buildings are likely to have been developed over time as self builds or similar, probably in the 70s and 80s, but brick is prevalent in this part of the road although render is also visible, pitched roofs are commonplace and most properties are large, detached styles of two-storeys. Although, single storey units are also evident. Several units have been subject to alterations and extensions that have altered their proportions and appearance including the adjacent property to the east. Given the variation in scale and design of neighbouring properties, and their significant setback from the public highway, the street has significant potential to “absorb” enlargements and alterations without significantly impacting the character and appearance of the street scene. It is considered that the proposed design, whilst different to its neighbours, includes elements such as the gables and vertical proportions that are visible on other properties and overall would not appear incongruous or have a demonstrably adverse impact on the streetscape. It will clearly appear different to its closest neighbours and those opposite which are typical 30s/40s style, but it is difficult to see how more contemporary additions will significantly harm the overall streetscape in this location. Consent has also been granted for the neighbouring property ‘Tanglewood’ (ref. 24/1037) for gable-end front extensions of a similar design and these works are implemented with the latter property set significantly forward of the subject property, meaning that views of the extension from the east will largely be screened by the extended neighbouring dwelling. From the west, the neighbour is set back in comparison and the west facing side elevation will be evident from the street. However, views of this will be softened by existing boundary

treatment and existing soft landscaping in the neighbour's front garden and whilst the projection forward is comparable to the depth of the existing property, it will not appear cramped or unduly dominant in this setting. The "kick" in the roof (to enable a more balanced front elevation) will also be visible but will not appear jarring or unsightly. Therefore, the proposal is not deemed inappropriate in the context of the wider street scene and is considered to comply with Policy GP6.

Residential Amenity:

An additional first storey window on the northeast side elevation is to be installed. It is noted that this is proposed as obscure glazed to serve an en-suite, therefore it is not considered this would cause harm to the privacy of the neighbouring property 'Tanglewood'. Additionally, 'Tanglewood' does not have any windows facing towards the application site which would be impacted in terms of light.

The closest neighbouring window that may be affected is located on the southwest boundary. This ground floor window serves a habitable room and faces the existing side elevation of 7 Tregarn Road and is largely screened by existing soft landscaping. The House Extensions and Domestic Outbuildings states that it is habitable rooms in neighbouring properties where light, privacy and perceived space must be assessed. In this instance the window is set back from the proposed front extension, broadly in line with the existing rear extension. Additionally, the room it serves is also served by another window to the front, and conservatory to the rear. As such, it is considered that the proposed extensions at no. 7 would not have any further adverse impact on daylight at the neighbouring property.

It is proposed to insert 1 no. window to both the ground and first-floor rear elevation of the left-hand side extension. The upper window would serve an en-suite, and the ground floor window would be a secondary window to the lounge. The ground floor window would be suitably screened by the existing boundary treatment. Obscure glazing should be secured by condition for the first-floor window, to prevent overlooking and ensure privacy.

With regards to the proposed balconies on the front elevation, the House Extensions and Domestic Outbuildings SPG dictates that *raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable*. Given the depth of the plot, the balconies would be acceptably set back from the opposite properties. The balconies would be set in at least 2m from the neighbouring boundaries and alongside front garden spaces where privacy expectations are lower in any case. Overall, the proposals can be considered to accord with Policy GP2.

Movement:

There is ample off-street parking to the front of the property to accommodate the three parking spaces required by the Parking Standards SPG, which the proposed development would have limited impact upon despite the loss of the garage. Access to the rear would be maintained for cycle and bin storage.

Biodiversity:

A Bat and Bird Nesting Survey Report was undertaken following consultation response from the Ecology Officer. On receipt of this, The Council's Ecology officer supported the methodology and conclusions of the report, highlighting that some bat roost potential and moderate levels of bat activity were identified.

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. Given the identified potential for bat roosts at the site, it has been proposed that a bat box should be installed. However, this alone This would be sufficient to satisfy Policy GP5. The property currently benefits from an extensive front lawn, some of which is likely to be affected by the proposals. Details of landscaping have not been submitted as part of this application, and it would be favourable for the majority of the lawn and existing soft landscaping to be retained. Retention and enhancement of the above landscaping should be secured by means of condition to ensure the development accords with Policy GP5.

Other Matters

The site is located in a mineral safeguarding zone, however due to the householder nature of the application, the proposal is not considered to prejudice the extraction of this resource and therefore is considered acceptable in accordance with Policy M1.

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 Though the proposed extension is of significant scale for a front extension and over two storeys, its design is contemporary but not jarring. The front elevation is well balanced and aesthetically acceptable. The distinct variations of building style in this location allow for extensions that do not replicate traditional form. Most dwellings are of large size in spacious plots with units well set back from the highway which maintains the pleasant amenity and landscape character of the street. The extension will not project further forward than the existing garage other than the proposed bays of modest depth. Overall, the proposal is considered acceptable in terms of design and amenity and in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 25-071 D006A - Proposed Elevations, 25-071 D005A - Proposed Plans, 25-071 D004A - Proposed Location and Site Plan, Bat and Nesting Bird Survey Report - July 2026

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 work shall be commenced on the construction of the approved scheme until details or samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

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

03 Prior to the commencement of development, a landscaping and tree planting scheme indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

04 Prior to the first beneficial occupation/use of development hereby approved, one Beaumaris Midi Bat Box shall be installed in accordance with the details set out in Bat and Nesting Bird Survey Report - July 2026 and retained for the lifetime of

development.

Reason: In the interest of protected species and biodiversity, in accordance with Policy GP5.

05 No window or door openings other than those shown on the approved plan shall be formed in either side elevation of the building hereby approved.

Reason: To protect the privacy of adjoining residents.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

25-071 D006A - Proposed Elevations

25-071 D005A - Proposed Plans

25-071 D004A - Proposed Location and Site Plan

Bat and Nesting Bird Survey Report - July 2026

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), and M1 (Safeguarding of Mineral Resource) 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 Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contacted to provide an assessment of the impact of the proposed works and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result in a fine and/or imprisonment.

NRW can be contacted at:

Welsh Government Offices, Cathays Park, King Edward VII Avenue, Cardiff, CF10 3NQ 0300 065 3000 or enquiries@naturalresourceswales.gov.uk

Bat Conservation Trust can be contacted at:

Studio 15, Cloisters House, 8 Battersea Park Rd, Nine Elms, London, SW8 4BG 0345 130 0228 or enquiries@bats.org.uk