

Delegated Decision Report

Application No:	25/0701	Statutory Period Expires:	28th November 2025
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Site:	Arnsbrae 26 Glassworks Cottages Newport NP20 5NL		
Proposal:	PROPOSED LOFT CONVERSION WITH REAR DORMER		
Applicant:	C Parker		
Type:	Lawful Development Proposed	Ward:	Shaftesbury
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Arnsbrae (26 Glassworks Cottages) is a detached two-storey dwelling located in the Shaftesbury ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 A loft conversion with a rear dormer is proposed. The proposed rear dormer would measure 6.6m in width, 2.9m in height and 3.6m in depth. The proposed dormer would be set back 230mm from the eaves of the roof and set down 910mm from the ridge of the roof. The external materials are proposed to be clad tiles. In terms of fenestration, 1no single pane casement window and 1no triple pane window are proposed on the rear elevation of the proposed dormer.

3.2 3no velux rooflights are also proposed in the front roof slope.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0894	REALIGNMENT AND REGRADING OF DRIVE AND REINSTATEMENT OF PARTLY EXCAVATED EMBANKMENT USING CRIB WALLING	GRANTED WITH CONDITIONS	13.07.2023
04/0532	ERECTION OF GARAGE, LEVELLING OF GROUND AND ERECTION OF BOUNDARY SECURITY FENCE	GRANTED WITH CONDITIONS	28.05.2004

5. PLANNING POLICY

5.1 This application is for a certificate of lawfulness for proposed development and therefore falls to be determined in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (General Permitted Development) Order 1995 (Wales).

6. CONSULTATION RESPONSES

6.1 NONE.

7. PUBLIC REPRESENTATIONS

NONE.

8. ASSESSMENT

8.1 In order to be permitted development the proposal would need to accord with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended). Class B provides permitted development rights for the

enlargement of a dwellinghouse consisting of an addition or alteration to its roof. Under Class B, development is not permitted if:

- (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;*
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;*
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which—*
 - (i) is comprised in a side elevation of the existing dwellinghouse; and*
 - (ii) is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;*
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—*
 - (i) 40 cubic metres in the case of a terrace house; or*
 - (ii) 50 cubic metres in any other case;*
- (e) other than in the case of a hip to gable enlargement, any part of the enlargement would be less than 20 centimetres from the eaves of the existing roof;*
- (f) it would consist of or include—*
 - (i) the construction or provision of a veranda or raised platform ;*
 - (ii) the construction or provision of a balcony which—*
 - (aa) contains a platform of any description;*
 - (bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; or*
 - (cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or*
 - (iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure; or*
- (g) the dwellinghouse is on article 1(5) land or within a World Heritage Site.*

8.2 The proposal would also need to comply with the conditions set out in section B.2 in relation to Class B development, which states:

- (a) the appearance of the materials used in each element of any exterior work must so far as practicable match the appearance of the materials used in the equivalent element of the existing dwellinghouse; and*
- (b) if any element of a window inserted on a roof slope or other element of a side elevation of the dwellinghouse would, if projected downwards in a vertical line to ground level, be within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation, 41 then the window must be—*
 - (i) obscure-glazed;*
 - (ii) non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor or stair of the dwellinghouse directly below that point; and*
 - (iii) permanently maintained in compliance with the requirements of paragraphs B.2 (b) (i) and (ii).*

8.3 The development would also need to comply with Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended). Class C provides permitted development rights for any other alterations to the roof of a dwellinghouse. Under Class C, development is not permitted if.

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);*
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;*
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof;*
- (d) it would consist of or include—*
 - (i) the installation, alteration or replacement of a chimney, flue or soil and*

vent pipe, or
(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

8.4 The proposed rear dormer will not exceed the highest part of the existing roof or 50 cubic metres, as it measures 34 cubic metres in volume. The dormer is more than 20cm from the eaves of the existing roof, measuring 230mm and is not located on the principal elevation. As such, the proposed rear dormer is in accordance with the relevant criteria within Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and as such is considered permitted development.

8.5 The 3no velux rooflights in the roof front slope would not protrude more than 0.15m beyond the plane of the roof slope. As such, the proposed alterations to the roof/rooflights are in accordance with the relevant criteria within Class C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and as such is permitted development

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 would represent permitted development as set out within Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

11. DECISION

GRANTED

01 The proposal accords with the criteria set out under Classes B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is permitted development.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 25-2386-DWG-01 - Site Location Plan, 25-2386-DWG-02A - Existing/Proposed Floor/Site Plans and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.