

Delegated Decision Report

Application No:	25/0210	Statutory Period Expires:	13th May 2025
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Site:	6 Wordsworth Road Newport NP19 8HU		
Proposal:	SINGLE STOREY REAR EXTENSION		
Applicant:	G Cengiz		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application seeks permission for the erection of a single storey rear extension at 6 Wordsworth Road. The property is a semi-detached house located in the Beechwood ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed rear extension would have a max depth of 4.5m from the rear elevation to the west and a minimum of 2.46m off the original utility room. The width would measure 10.22m, and the max height would measure 2.62 at the ridge of the shallow sloping roof, and 2.28 at the eaves. Fenestration would consist of 2no roof lanterns, the removal of a door (2no pane) on the rear elevation replaced with a 3no windows on the rear elevation and 2no windows on the side elevation. Materials are not annotated on the plans; however, details of materials can be secured via a condition. The current rear garden is tiered and slopes upwards from the back of the dwelling. The lowest tier would incorporate the extension with the proposal egressing onto the next tier which is some 0.7m higher in level. The proposal does not include changes to the tier levels and existing boundary treatments are unaffected.

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)

- GP2 (General Amenity)

- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions & domestic outbuildings

6. CONSULTATION RESPONSES

6.1 Welsh Water: No objections, subject to conditions and advisory notes -

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Sharing a common boundary (5no. properties) have been consulted and no representations have been received.

8. ASSESSMENT

8.1 Principle of Development:

The adopted 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. The extension is proposed to the rear of the property, as such would not be visible from the public highway. The SPG also states that 'roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials)'. The proposed roof on the extension has a shallow slope, so is of a different design to the host dwelling which is of Cornish type design with a mansard type roof. However, as it is located to the rear of the property and not readily visible from the public highway it is not considered that the proposed extension would have a detrimental impact on the character and appearance of the host dwelling or wider street scene. The flat roof design also serves to keep overall height of the extension low. It is therefore considered that the proposal accords with policy GP6.

8.2 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.' The House Extensions and Domestic Outbuildings SPG sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test (plan view and elevation view) is applicable where an extension from an existing building line affects a protected window. The SPG states that applications may be refused where both tests fail'. There are two close neighbouring properties with 4 Wordsworth to the northeast, and 8 Wordsworth to the southwest. Light tests were conducted from the nearest potential habitable window at 6 Wordsworth Road, as no 4 occupies a garage/utility room in between and is therefore not habitable. The plan view failed from no 6, as the extension bisects the 45-degree splays, but the elevation view clearly passes. for both.

8.3 There is one window proposed to the side elevation of the proposed extension towards no 4 Wordsworth Road, but this is set off the intervening boundary. Due to the limited height of the extension, the presence of the existing boundary fence on the boundary and depth of the rear gardens, it is not considered that the proposal would result in a demonstrable and significant loss of light, loss of privacy or overbearing impact over and above the existing situation to other neighbouring properties. It is therefore considered that the proposal would

not have a demonstrable detrimental impact on the amenity of neighbouring occupiers and accords with policy GP2.

8.4 Ecology Matters

- 8.4.1 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. Ecological and biodiversity enhancement was proposed via the plans. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).
- 8.4.2 The applicant proposes biodiversity net gain including a bird and bat box which will be installed on the rear wall. In the rear garden fruit trees will be planted as part of green infrastructure enhancement. This is considered acceptable and in accordance with Policy GP5.

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 single storey rear extension by reasons of location, scale and design would preserve visual amenities, access to daylight and privacy to neighbouring properties, and would maintain the character and appearance of the property and the street scene. The proposal is therefore in accordance with policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

11. DECISION

GRANTED WITH CONDITIONS

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

- Proposed Front Elevations (DN: 202 R1)
- Proposed Rear and Elevation B (DN: 203)
- Proposed Front and Elevation A (DN: 202)
- Proposed Plans (DN: 201)
- Green Infrastructure and Biodiversity Statement (Received 17/03/25)
- Design Statement (Received 17/03/25)

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 of the existing building, unless otherwise agreed in writing by the local planning authority. Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with policy GP6.

03 At no time shall the flat roof of the extension hereby approved be used in any form as a balcony, roof terrace or sitting out area. Reason: To protect the privacy of occupiers of adjoining residential properties in accordance with Policy GP2 of the NLDP 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 and GP6 were relevant to the determination of this application.

02 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) was adopted following consultation and is 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 The following non-conditioned documents were considered as part of this application:

- Location Plan
- Existing Plans (DN: 101)
- Existing Front and Elevation A (DN: 102)
- Existing Rear and Elevation B (DN: 103)

05 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com Please quote our reference number in all communications and correspondence.
