

Delegated Decision Report

Application No:	25/0452	Statutory Period Expires:	4th August 2025
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Site:	61 The Uplands Rogerstone Newport South Wales NP10 9FE		
Proposal:	SINGLE STOREY FRONT PORCH AND SINGLE STOREY REAR EXTENSION		
Applicant:	Thomas		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 61 the Uplands is a two storey, semi- detached, dwelling located in the Rogerstone West ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey front porch with a pitched roof. It would measure 1.78m in depth, 2.7m in width, and 4m at its highest point.

3.2 It is also proposed to erect a single storey rear extension. It would measure 9.19m in width, 4.3m in depth, and have a lean to roof with the maximum height measuring 4.2m. No.3 velux roof lights are proposed on the rear extension, each with an area of 2.8m². It is also proposed for No. 1 double window on the rear extension alongside 4 bi folding windows.

3.3 In terms of fenestration and materials, it is proposed for a fined down render and a white UPVC faccias, soffits, and barge boards to match the existing. The fined down render is proposed for both the single storey extension and the single storey front porch.

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 Amenities)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.06.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

The Single Storey Extension

8.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surrounding space. In this case, the extension would be positioned to the rear but would partly be seen from the front elevation. It is considered that the extension would not be overly obtrusive and be appropriate in size to the main building. Additionally, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.

8.2 It is also advised that an extension adopts the roof form of the host dwelling. Accordingly, the extension has adopted the hipped roof form of the host dwelling. As such, the extension appears subservient to the host dwelling.

8.3 The materials of the extension would not match the existing dwelling, however, it is not considered that the proposals would detract from the character and appearance of the street scene or host dwelling.

8.3 It is therefore considered that the proposed development would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.4 The proposed extension would be constructed on the boundary of the adjoining neighbour at no.62. As no.62 have a rear extension, it is considered that the depth of the proposed extension would not harm the residential amenity by way of overshadowing or overbearingness. Additionally, as there are no windows facing no.20, there would be no privacy implications.

8.5 Overall, the proposals would not impact on the residential amenity of neighbouring occupiers. The proposals accord with policy GP2.

The Single Storey Front Porch

8.6 In relation to porches, the SPG states a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. Whilst the proposed porch is relatively wide, the proposal is proportionate and subservient to the host dwelling and relates sympathetically to the existing building and the streetscape by virtue of its size and design.

8.7 It is proposed to move the door from the side elevation to the front elevation and replace the door with a small window. Due to its placement, size and scale, it is considered that this

would not result in a loss of privacy or light or perceived space. The proposed development is therefore considered to be in accordance with policies GP2 and GP6 of the LDP.

- 8.8 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. It is proposed for a bat box and a bird box to be mounted on the side and rear elevation. It is considered that these are suitable and proportionate to the proposed 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 rear extension and single storey porch by reasons of scale, location and design would not have a negative impact on visual and residential amenities and therefore the proposal is 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 SPG.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <Site Location Plan, 01 - Existing Floor Plans, 02 - Proposed Floor Plans, 03 - Existing/Proposed Elevations>.

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 proposed ecological enhancements shall be provided within 12 months of the commencement of the development hereby approved.

Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy GP5 of the Newport City Council Local Development Plan.

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 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.