

Delegated Decision Report

Application No:	26/0427	Statutory Period Expires:	4th September 2026
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Site:	34 Beechcroft Road Newport NP19 8AG		
Proposal:	PROPOSED SINGLE STOREY KITCHEN EXTENSION TO REAR		
Applicant:	D HOWELLS		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 34 Beechcroft Road is a two-storey detached dwelling located in the Beechwood ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal comprises the erection of a single-storey flat-roof rear extension to the existing dwelling. The extension measures 3 metres in depth, 3.5 metres in width, 3.2 metres in height to the eaves, 3.4 metres in height to the top of the flat roof and a maximum height of 3.6 metres to the top of the lantern style roof lights. The extension infills the area between an existing single-storey rear extension and the shared side boundary with no.36 Beechcroft Road, providing an enlarged kitchen and diner opening onto the garden. Externally, the extension would be finished in painted cream render, and fenestration would consist of 1no set of bifold doors and 1no double pane window on the rear elevation and 2no lantern style rooflights.

3.2 A raised patio is also proposed to the rear. The patio would measure 3 metres in depth, 6m in width and would be between 550mm and 670mm in height above ground level. A 1.8m glass balustrade privacy screen is proposed along the southeastern and northwestern (side) edges of the patio.

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 16.06.2026.

7.1 NEIGHBOURS: 4no 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 Beechcroft Road. 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). A flat roof is proposed which does not match the hipped roof of the main dwelling however a flat roof would match the existing rear extension, to which the extension would be connected, so therefore, a flat roof is considered more appropriate in this instance.

8.3 The proposed external walls of the extension are to be render and all windows, doors fascia boards and rainwater goods would be UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 Residential Amenity:

The 'House Extensions and Domestic Outbuildings' SPG states that 'a house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' The 25-degree natural light test is applicable in this instance. The 25° test would be required where it relates to protected windows facing other buildings or relevant structures. In most cases, a proposal that fails the 25° test in relation to a neighbour's protected window will not receive planning permission. Side facing windows are more likely to fail this test because of established layout and a judgement will be made on whether or not a development that fails this test on a side facing protected window has a demonstrable adverse effect on the protected window

over and above the existing situation. This will have regard to the relationship of the protected window to existing built development, the built character of the area, its orientation, the presence of other windows serving the same room and any other factors deemed to be material to the assessment of daylight impact on the window. There are windows in the side elevation of no.36 Beechcroft Road although it is unknown if they serve a habitable room. The House Extensions SPG specifies that only habitable rooms are relevant to daylight considerations however the 25-degree test was undertaken, nevertheless. The proposed extension passed the 25-degree test against the proposed elevations. This demonstrates that the proposed extension would not significantly diffuse natural light over the existing situation so the impact to neighbouring amenity is limited.

- 8.5 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 single storey extension would not be set off the boundary with no.36 Beechcroft Road however it is of appropriate massing in relation to the host dwelling. In this instance, regard has been given to the provision of the General Permitted Development Order (Wales) whereby a single storey rear extension of up to 4m in height can be erected at will, therefore any impact in respect of overbearing is not considered to be of an unacceptable level. With regard to the above, it is considered that the proposed 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).
- 8.6 In terms of fenestration, 1no set of patio doors and 1no double pane window are proposed on the rear elevation. The windows 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. 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).
- 8.7 Regarding the raised patio to the rear, it is considered that adequate privacy screening is achieved through the existing detached garages along either side boundary and the introduction of 1.8m privacy screening. As such it is considered that the patio is unlikely to adversely affect the amenity enjoyed by neighbouring occupiers by means of overlooking. As such, it is considered that the proposal complies with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.8 **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 Beechcroft Road. 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:

- 21-DWG-02B - Revised Existing Floor Plans and 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 No window or door openings shall be formed in the northwestern or southeastern side elevations of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring property in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the beneficial use of the rear patio hereby approved, the 1.8m obscure glazed privacy screen serving the northwestern (side) and southeastern (side) edge shall be provided to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

04 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: 21-DWG-02B - Revised Existing Floor Plans and Elevations, Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, 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.