

Delegated Decision Report

Application No:	25/0131	Statutory Period Expires:	28th April 2025
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Site:	20 Graig Park Parade, NP206GW, Newport		
Proposal:	SINGLE STOREY REAR EXTENSION, REPAIRS TO EXISTING GARDEN WALLS AND PATIO AREA		
Applicant:	G Draper		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 20 Graig Park Parade is a 2no storey semi-detached property with an existing outbuilding in the rear garden. It is situated in the Malpas ward. Houses on Graig Park Parade are also semi-detached with many displaying single storey rear extensions as well as small scale patio areas. While many rear extensions have lean-to roof forms, there is a small conservatory at No16.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey rear extension, measuring 5m in depth, 5.8m in width, 2.4m to the eaves and 2.6m to the ridge. The external walls are not proposed to match the existing pebble dash render and are proposed to be brick and block cavity walls. The roof is proposed to be a lean to roof form. The existing patio area is to be replaced by the rear extension and extended further into the garden, also moving back the steps and retaining wall.

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 AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Highways Officer: No objection –

There would be no impact on parking or rear access and therefore no objection on highway related grounds.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 03.03.2025.

7.1 NEIGHBOURS: 4no neighbours were consulted and no response was received.

8. ASSESSMENT

8.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'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 single storey rear extension has a lean to roof form which does not adhere to a coherent roof form across the rear of the property. However, this is not visible from a public viewpoint and is therefore not harmful.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.'

The proposed materials are brick and block cavity walls which are not consistent with the existing external walls. However, this is not visible from a public viewpoint and is therefore not harmful.

8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The 45° test is required where any extension from an existing building line affects a protected window, that is it is required except when the 25° test applies'

The rear extension does not face a building or relevant structure and therefore, the 45° test is required. For the plan view test, a notional line was drawn at 45° from the centre of the ground floor windows of the neighbouring property at no. 18 that appear to serve a habitable room(s). The windows are located in the rear elevation of the neighbouring property. An extension which fails both tests could be deemed unacceptable. The extension passed the elevation test and failed the plan test. It is considered that the proposed rear extension is not anticipated to have an overbearing effect as the roof will be a lean to and whilst its depth is quite large at 5.2m, it is not of excessive scale in context and the roof and eaves are single storey. Whilst the extension will be clearly visible from the neighbouring property and its presence will be felt, it will not be demonstrably overbearing or unneighbourly by reason of its design and scale. The proposal would not cause demonstrable loss of light from the protected windows of no.18 having regard to the light tests and the fact that this neighbour is located south of the site and will continue to enjoy direct sunlight to the rear garden and elevation.

The rear extension faces the side window of no. 22 and therefore, the 25° test is required. A notional line was drawn at 25° from the horizontal at a point 2m above ground level in the

centre of the protected window, which appeared to serve a habitable room. The window is located in the side elevation of the neighbouring property. The extension passed the test and so, it is considered that the proposed rear extension is not anticipated to have an overbearing effect. The window is already compromised by the existing house in terms of shadow and effect as it is located north of the site. Therefore, it may experience additional shadow by reason of the single storey extension. However, there is separation between the elevations and as the window is on a side elevation, facing a side elevation, the expectation for light and outlook are already reduced.

- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In order to preserve residents' privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Windows in an extension must therefore be positioned carefully.'

The rear extension is acceptable in this regard. There are 2no rooflights proposed on the roof, a bifolding door proposed on the rear elevation and a 2no pane window proposed on the rear elevation. These are acceptable as they are not looking into protected windows and face the applicant's rear garden. Therefore, there is no demonstrable loss in privacy. They would not appear incongruous as they are on the rear elevation and not visible from a public vantage point.

- 8.5 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The size and form of every extension should be appropriate to the main building and the space around it'

The rear extension would not be visible from any public vantage points. The size and form of the extension would be appropriate to the main dwelling. An adequate garden space would be retained.

- 8.6 The House Extensions and Domestic Outbuildings SPG (Adopted January 2020) states that:

'A raised amenity space should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.'

The proposed patio is brickwork which matches the existing. This is acceptable and in line with the SPG.

- 8.7 The House Extensions and Domestic Outbuildings SPG (Adopted January 2020) states that:

'A raised amenity space that substantially reduces natural light, perceived space of privacy in neighbouring habitable rooms or back gardens will not be acceptable.'

The patio space is not moving substantially into the rear garden and is not proposed on the raised levels. Thereby, not changing significantly from the existing patio space. There is an existing boundary treatment between the neighbouring garden and the applicant's garden that served as an acceptable privacy screen for the previous patio and would therefore be acceptable in this case.

- 8.8 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. This can be secured by condition.

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 is acceptable as it does not give rise to demonstrable loss of light or overbearing effect. The raised patio does not give rise to a demonstrable loss of privacy. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- proposed elevations DR-00004
- proposed plans DR-00003
- existing and proposed roof plan DR-00005

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 ECOLOGICAL ENHANCEMENT CONDITION

Prior to the commencement of development, 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. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

03 WINDOW CONDITION

No windows shall be installed in the side elevation facing No18 of the single storey rear extension hereby approved.

Reason: To protect the privacy of neighbours

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- existing and proposed roof plan DR-00005
- existing elevations DR-00002
- existing plans DR-00001
- site location plan DR-00000

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.