

Delegated Decision Report

Application No:	25/0042	Statutory Period Expires:	20th May 2025
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Site:	2 Blaen-Y-Pant Avenue Newport NP20 5PU		
Proposal:	PROPOSED SINGLE STORY REAR & SIDE EXTENSION		
Applicant:	L Griffiths		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 2 Blaen-Y-Pant Avenue is a semi-detached, 2no storey property situated in the Shaftesbury ward. It benefits from a front driveway and an extensive rear garden containing an existing rear extension as well as 3no outbuildings. The existing rear extension measures 2.8m in depth, 4m in width, 2.6m to the eaves and 2.7m to the ridge of the roof. The adjoining semi No1 displays a rear extension spanning the width of the main dwellinghouse. No3 also displays a wraparound extension reaching the space between the side elevations of No3 and No2.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing conservatory at the rear of the main dwellinghouse. In its place, a single storey rear extension is proposed that will adjoin to the proposed side extension and this will attach to the existing outbuilding. The proposed single storey rear extension will measure 4m in depth, 6.2m in width, 2.3m to the eaves and 2.6m to the top of the flat roof. The proposed single storey side extension will measure 3.4m in width, 2.6m in depth, 2.5m to the eaves and 2.6m to the ridge of the roof. The rear extension is proposed to have a flat roof with dark grey covering and the side extension is proposed to have a gable roof form with a slate roof covering which will match the existing gable roof on the annexe. The rear extension is proposed to match the render of the main dwellinghouse while the side extension is proposed to match the render of the annexe. Grey aluminium roof lanterns are proposed on the roof of the proposed rear extension. A Schwegler woodcrete wall bird box is also proposed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
98/1039	ERECTION OF A DETACHED GARAGE	GC	16.11.1998
04/0415	INSTALLATION OF DORMER WINDOW TO ROOF AT REAR OF PROPERTY AND CONVERSION OF HIP TO FORM GABLE END	GC	31.08.2004

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 None

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24.01.2025

7.1 NEIGHBOURS: 13no 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:

'In most cases, a side extension that requires planning permission owing to its height or width should be set back at least one metre from the front elevation of the original building, ensuring it is subordinate to the host building. Such a setback will reduce the visual impact of an extension, helping to maintain the character and appearance of both the original dwelling and the streetscape.'

The proposed infill extension is at the rear side of the original dwellinghouse and therefore will not be on the frontage of the dwellinghouse.

8.2 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 main dwellinghouse has a gable roof form. The proposed single storey rear extension has a flat roof, however the extension will not be visible from a public vantage point and therefore does not affect the roof form across the frontage of the house. This would therefore be in line with the SPG.

The proposed side extension has a gable roof form, with the pitch of the roof being perpendicular to the main dwellinghouse and therefore, not adhering to a coherent roof form. However, the extension will not be visible from a public vantage point and therefore does not affect the roof form across the frontage of the house. This extension is also proposed to adjoin to the existing outbuilding and would tie in with its roof. This would therefore be in line with the SPG.

- 8.3 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 external walls of the rear extension are proposed to be render painted to match the original dwellinghouse. This is therefore in line with the SPG.

The proposed external walls of the side extension are proposed to be render painted to match the existing outbuilding, to which it will be attached. While this does not match the main dwellinghouse it is compatible and the finishes are acceptable in context.

- 8.4 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 a ground floor windows of the neighbouring property that appear to serve a habitable room(s). The windows are located in a rear extension of the neighbouring property. An extension which fails both tests could be deemed unacceptable. The extension passed the elevation test and passed the plan test. The proposal would not cause demonstrable loss of light from the protected windows of the neighbouring properties or give rise to overbearing effect.

The side extension does not face a building or relevant structure and therefore, the 45° test is required. However, the neighbouring property retains a wraparound side and rear extension which the proposed side extension does not extend past, thereby not prejudicing the property by way of natural light. The proposed extension does not face the side elevation of the neighbouring property, and the rear elevation of the neighbouring property is only at risk of overbearing effect or lack of natural light from its existing extension. While the proposed side extension surpasses the height of the neighbouring boundary, the existing outbuilding is already built at this height, and the proposed extension would not be extending it further across the garden but rather towards the house. Therefore, the proposal would not cause demonstrable loss of light from the protected windows of the neighbouring properties or give rise to overbearing effect.

- 8.5 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.'

A 3no pane vertical bifold door and a 2no pane vertical French door are proposed on the rear elevation of the proposed rear extension. These will look out onto the rear garden and therefore will not cause a loss in privacy to any neighbouring properties. These are acceptable and in line with the SPG.

- 8.6 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 proposed extensions are appropriate to the main dwellinghouse as they leave adequate garden space and do not affect the visual amenity of the dwellinghouse from a public vantage point, reducing any overbearing effect.

- 8.7 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. The proposal suggests pollinator plants in the front garden and potted dwarf trees for the rear patio areas which would sufficiently address the importance of biodiversity.

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 side and rear extension are acceptable in terms of form and design. While the proposed side extension exceeds the neighbouring boundary, it is not expected to cause any overbearing effect or loss of light to No3.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Floorplans and Elevations 20-200 Rev B
- Block Plan Proposed 90-202
- Site Location Plan 2421 20-100
- 2421 Green Infrastructure Statement

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 PLANTING CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the pollinator plans and dwarf trees shall be installed in accordance with

2421_Green_Infrastructure_Statement and retained for the lifetime of development.

Reason: In the interest of biodiversity.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Site Location Plan 2421 90-100
- Block Plan Existing 90-102
- Floorplans and Elevations 20-100

02 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.

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.