

Delegated Decision Report

Application No:	26/0042	Statutory Period Expires:	13th March 2026
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Site:	16 Clarke Road Newport South Wales NP19 4AP		
Proposal:	PROPOSED SIDE EXTENSION TO ACCOMMODATE NEW ACCESSIBLE BEDROOM AND WET ROOM		
Applicant:	M & S O'Keeffe		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located in the Liswerry ward, on Clarke Road a residential street within the defined settlement boundary. The property benefits from off street parking and a private side amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a proposed extension located on the Northern side elevation of the dwelling. The extension comprises of one side extension that will adopt two different roof forms with one being a lean to and the other adopting a gabled roof. The extension will measure 3.5m in width, 7.8m in depth. The lean to element will have an eaves height of 2.3 metres and a maximum height of 3.6 metres, while the gabled element will also have an eaves height of 2.3 metres and a ridge height of 3.18 metres. The proposed external materials are set to match the existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
05/1554	REDEVELOPMENT OF LAND FOR RESIDENTIAL DEVELOPMENT INCLUDING OPEN SPACE, LANDSCAPING AND ROADS AND PATHS (OUTLINE)	GC	27.02.2007

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. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant.

6. CONSULTATION RESPONSES

6.1 HENEB:

The works are within the Archaeologically Sensitive Area (ASA) of Newport. To the northeast is an air raid precaution shelter at Orb Works. A review of the 1st – 2nd Edition (1883, 1901) historic Ordnance Survey maps show no archaeological features in the works area. By the 3rd – 4th Editions (1920, 1937), the Orb Iron Works has been constructed. Although an air raid shelter is recorded in the vicinity, the area has already been disturbed with the construction of the housing estate. Given the limited scale of works and current understanding of the historic environment, the archaeological potential is considered low.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.2 Local Highways Authority:

The house already has three bedrooms, so there is no change in parking SPG requirements.

There is no loss of access or parking, therefore there are no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 26.01.2026

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The subject of the application is a side extension that will be located on the northern elevation of the dwelling. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. The proposed side extension will project forward of the principal elevation and slightly forward of the neighbouring property which is situated at right angles to the host property. . The extension will have external finishes to match the existing dwelling and comprise a section with a

pitched roof and a section with a lean to roof. The pitched roof addition appears to replace an existing boundary wall that separates the two properties and has a very shallow pitched roof that is not sympathetic to the prevailing character which is of steeper pitches and gables. There are some mitigating factors, firstly that the extension is tucked between the units and therefore will not appear unduly large or prominent and secondly, there is an existing 2m (approx. wall) in this location. The proposal will close the gap between the two properties as will appear as a forward extension and its shallow pitch is far from ideal. It also appears that the extension will extend to a small extent into the front verge of the property. The pair currently form a quite attractive bookended pair at the corner of the street, mirrored in design but with contrasting finishes. The proposed extension will be visible but it will be small and consequently its impact limited. As a result, the scale and design of the proposed development is acceptable on balance. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG. The lean to element is set behind the wall in the property's side garden and will not be readily visible. It will make a modest garden even smaller but sufficient outdoor amenity space will remain and provide usable outdoor space for future occupiers.

8.3 **Residential Amenity:**

8.3.1 The proposed development would result in an enlargement of the existing footprint or built form. However, due to the layout of the property the proposed extension will be positioned next to the side elevation of the neighbouring property that features no windows/ openings. As a result, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact and therefore in accordance with Policy GP2 of the LDP.

8.4 **Biodiversity:**

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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement scheme shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

8.5 **Highways:**

8.5.1 The Local Highway Authority was consulted on the application and raised no objections, noting that the proposal does not result in any loss of access or parking, and that the proposal remains compliant with the Parking Standards SPG.

8.6 **Archaeology:**

8.6.1 The application site is within an Archaeological Sensitive Area, however as the proposal is of limited scale alterations it is considered that any archaeological interest would be uninterrupted as a result of the development. Henneb have been consulted and stated no objection to the 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 side extension is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. It is considered sympathetic to the appearance of the host property and does not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site and Location Plan PL-001, Proposed Floor/Roof Plans and Elevations PL-003

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. 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 undertaken 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site and Location Plan PL-001, Proposed Floor/Roof Plans and Elevations PL-003

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 and 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.