

Delegated Decision Report

Application No:	25/0546	Statutory Period Expires:	15th December 2025
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Site:	<i>Wynot Lower Road Llandeud Newport NP18 2AE</i>		
Proposal:	<i>DEMOLITION OF SIDE EXTENSION AND PROPOSED RAISING OF RIDGE HEIGHT, REAR DORMERS, TWO-STOREY SIDE AND REAR EXTENSION AND FRONT PORCH</i>		
Applicant:	<i>G. Hillier</i>		
Type:	Full	Ward:	Bishton & Langstone
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located on a private lane located west of Lower Road, Llandeud and is at the end of a row of five detached properties. It is located within the Bishton and Langstone ward.

2.2 Llandeud is a small village but it is outside the defined settlement boundary, and as such is located within the countryside as per Policy SP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

2.3 The site itself is spacious and comprises of a bungalow with detached garage forward of the principle elevation adjacent to a parking area and to the rear has a generous garden that falls away to the rear (north). The front elevation faces onto the private cul de sac towards a residential property named Caldey, to the east it adjoins a property named Tanglin and to the north adjoins the rear boundary of 6 Greenfields. The western boundary of the site is bound by a fence with hedgerow behind and directly overlooks the open countryside.

2.4 The host dwelling is a gable ended bungalow of a simple character and design, which has been extended to the west by a small flat roof extension.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application proposes to demolish the side extension, raise the ridge of the main dwelling and add rear roof dormers to provide an additional storey, a two storey side and rear extension and a front porch.

3.2 The property will have a ground floor layout comprising of 2no. bedrooms, bathroom, 'snug' and an opening plan living/dining and kitchen with utility room. The living/dining room is served by bifold doors that open onto a raised deck area. At first floor there would be a central landing providing access to 3no. large bedrooms.

3.3 The height of the dwelling will be raised by 1.05 metres to reach a new height of 6.00 metres. To the side the two storey extension will measure 3.60 metres in width and the height will tie in with the raised roof ridge. The rear extension will be a gable projection measuring 3.00 metres in depth by 6.95 metres in width. The eaves will match the eaves of the existing dwelling at 3.30 metres (including an under build of 1.00m) and the roof ridge will match the height of the host roof. A porch and new windows are proposed in the front elevation along with 3no. rooflights and the two storey side extension will contain bi-fold doors at ground floor, along with a set of double doors and at first floor a set of double doors with window light above served by a Juliet balcony. In the rear elevation fenestration comprises of patio doors and triple casement windows at ground floor, with a double window at first floor in the rear elevation and 2no. dormers. A raised decking is proposed to the west of the extension, to a maximum height of 1.00 metres.

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 TECHNICAL ADVICE NOTES

TAN 5 – Nature Conservation and Planning

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 – Sustainability;

Policy SP5 – Countryside;

Policy SP9 – Conservation of the Natural, Historic and Built Environment;

Policy GP2 – General Amenity;

Policy GP4 – Highways and Accessibility;

Policy GP5 – Natural Environment;

Policy GP6 – Quality of Design;

Policy H13 – Extensions to Dwellings in the Countryside;

Policy M1 – Safeguarding of Mineral Resource.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG;
WILDLIFE AND DEVELOPMENT SPG.

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES:

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

European Protected Species – Bats

We have reviewed the following report submitted in support of the application:

Bat Scoping Survey: Wynot Bungalow, Lower Road, Llandevaud, Newport, NP18 2AE, Version V1.0, prepared by Ecological Services Ltd, dated October 2025.

We note that the submitted report has identified that no droppings or evidence of bats was discovered on any internal or external features. However, section 8.7 of the survey advises that further survey work is required in the form of two activity surveys are recommended.

We concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

6.2 ECOLOGY:

Initial Comments

I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them suggest that there is a reasonable likelihood of an impact upon roosting bats, therefore any application should be supported by a bat survey to determine if this is the case. Specifically in this case, there are works proposed to the roof which would inevitably disturb a bat roost if one were present in the roof. The building is situated close to habitats which bats will use for foraging and commuting, so is more likely to be used by bats to roost.

In the first instance a preliminary survey of bat roost potential should be undertaken. This can take place at any time of year. The outcome of a preliminary roost assessment will include one of the following:-

- an adverse impact upon bats is so unlikely that no further action in relation to bats is necessary, or
- the likelihood of an impact is low, such that precautionary mitigation measures can reduce this likelihood still further, or
- the likelihood of an impact upon bats is high, so further surveys are needed in order to establish exactly what the impact would be, or
- the outcome is uncertain due to, for example, lack of access to certain areas of the building, so further surveys are needed in order to establish exactly what the impact would be, or
- the impact is certain and can be defined precisely on the basis of the preliminary assessment, such that no further surveys are needed, but a licence issued by NRW would be required to allow works to proceed legally.

Further Comments on Requirement for Preliminary Survey

The buildings show a number of features which, if there is any disrepair or damage due to weathering etc, could allow bats to access the roof. For example any slipped tile, raised ridge tile, gaps behind soffits and fascias, or raised lead flashing could allow access. Remember that bats only need a gap of 15-20mm high by 20-50mm wide, though some species can use gaps as small as 8mm.

A licensed bat surveyor will be able to look closely at the features I've highlighted below, and others, to advise whether these are potential roost features which need further survey or inspection. The results of these surveys will allow us to determine the application with a full understanding of the impacts upon protected species, and give the applicant peace of mind that they are not destroying a legally protected roost, if mitigation measures are necessary.

Final Comments (On Receipt of Bat Scoping Survey)

The Bat Scoping Survey v1.0 dated October 2025 identified the property concerned as having 'Moderate' bat roost potential. This would normally lead to at least two emergence surveys taking place, in accordance with current bat survey guidelines that we use. As advised in section 8.7 of the report, '*At least two bat activity surveys are recommended to establish the presence or absence of bats within the buildings.*'. These activity surveys can only take place during the bats' active season, roughly May to September. Guidance on these surveys is provided in sections 8.8 and 8.9 of that report.

In accordance with section 6.2.2 of TAN 5, 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before a planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval.'

Therefore I object to this application on the grounds that we don't have the results of a bat activity survey, and so can't assess the impact of the proposals upon European Protected Species.

6.2 LANDSCAPE: No objection in principle but notes no landscape proposals have been submitted to mitigate adverse effect on landscape character and to demonstrate compliance with Policy GP5.

6.3 HIGHWAYS: No response.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 11th July 2025 and a Site Notice was put up on 18th July 2025.

7.1 NEIGHBOURS: 4no. neighbouring properties were consulted and no responses have been received.

7.2 LANGSTONE COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The principle of extending a dwellinghouse in the countryside is one that is accepted in the Newport Local Development Plan 2011-2026 (adopted January 2015). However owing to the more sensitive location of the site then all relevant planning considerations and national and local planning policies will need to be adequately addressed.

8.2 Design, Appearance and Visual Impact on the Countryside:

8.2.1 Policy SP5 is the key strategic policy when assessing development in the countryside, and proposals must comply with the policy, which states;

Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. Housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

8.2.2 Linked to Policy SP5 is Policy H13 "Extensions to Dwellings in the Countryside", which states;

Beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that:

- i) *The volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;*
- ii) *The existing dwelling has a lawful residential use.*

- 8.2.3 The proposed plans state an existing volume of 254m³ and a proposed volume of 329m³ and this volume increase of 74m³ would result in an increase of 30%, which is the limit set out in Criterion i) of the Policy. No calculations have been submitted to verify the volumetric increase, and it would appear that the existing volume provided is not the original volume since the property has already been extended in the past. As such, it is considered more than likely that the proposed volume increase is greater than the 30% policy allowance.
- 8.2.4 However, the subtext of Policy H13 advises that the policy is designed to prevent the urbanisation of the countryside through progressive increases in the size of existing dwellings that could alter the character of the rural area. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.
- 8.2.5 The extension of the property through the increase in ridge height and two storey rear extension will increase its overall scale and form, and the replacement and inclusion of the fenestration proposed will give the property a more contemporary appearance. This more contemporary approach was accepted by Officers within the pre application enquiry that was submitted. Despite being in the countryside, the site is located within a residential area and on a private drive, albeit the site is located on the physical boundary of the open countryside. Public views are limited to a Public Right of Way approximately 150 metres north west of the site and the northern boundary of the residential curtilage would generally screen views owing to the large hedge. The application dwelling and those within the immediate vicinity, which have also been altered over time, are not traditionally rural in their appearance and design and it is not considered that the proposal would result in any adverse impact on the visual amenity of the street scape of the surrounding area as a result of the proposal.
- 8.2.6 Overall, on balance it is considered that the proposal would not result in any significant adverse impact on the character and appearance of the existing dwelling, the street scape or the surrounding area. As such, it complies with Policy SP5, GP2, GP6 and H13 of the NLDP 2011-2026 (adopted January 2015).

8.3 **Residential Amenity:**

- 8.3.1 Policy GP2 (General Amenity) is the relevant policy and states;

“Development will be permitted where, as applicable:

- i. *There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality;*
- ii. *The proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area;*
- iii. *The proposal seeks to design out the opportunity for crime and antisocial behaviour;*
- iv. *The proposal promotes inclusive design both for the built development and access within and around the development;*
- v. *Adequate amenity for future occupiers.”*

- 8.3.2 The relevant Supplementary Planning Guidance (SPG) is the House Extensions and Domestic Outbuildings and this sets out how to assess the impact of proposals on neighbouring occupiers.
- 8.3.3 The application site backs onto 6 Greenfields to the north and the distance to the shared rear boundary is approx. 19.00 metres from the rear elevation of the two storey rear

extension, and 40.00 metres to the rear elevation of 6 Greenfields. As such, there are no significant concerns that the proposed first floor and rear extension would result in any demonstrable adverse impact on the amenity of this property by way of privacy/overlooking, loss of light or overbearing/unneighbourly impact.

8.3.4 To the south the front elevation of the property faces Caldey, a single storey bungalow set at a distance of approx. 19.00 metres. The increase in height is not considered to result in any overbearing or unneighbourly and neither is there considered to be any impact on light owing to the separation distance and also Caldey's location to the south.

8.3.5 The property that could potentially be impacted the most is Tanglin, directly east of the application site. Tanglin would originally have been a similar scale and design as the application property, however Tanglin has been extended with a large rear single storey gable extension. Tanglin is set significantly forward of Wynot, however owing to its extension the rear elevations are now broadly in line with each other. As such, the proposed first floor extension is not considered likely to result in any impact to the rear elevation of Tanglin, and the two storey rear projection is limited at 3.00 metres in depth and is set substantially off the shared boundary. As such, any horizontal or vertical 45 degree splay tests taken from openings in the rear elevation of Tanglin do not intercept the proposed extension. No windows overlook the property or its curtilage, so impact on privacy is not considered to be an issue either.

8.3.6 Overall, the proposal is considered to preserve residential amenity of neighbouring properties and the proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.4 Highways Safety and Parking:

8.4.1 The existing property is a 2no. bedroom dwelling and the proposal would increase the number of bedrooms to 4. In line with the Council's adopted Parking Standards parking demand would increase from 2no. spaces to 3no. spaces at the property.

8.4.2 It is apparent that 3no. parking spaces can be accommodated on site and as the site is accessed by a private lane, the proposal would not result in any adverse impact on the public highway. In the interests of securing adequate on street parking, if permission is forthcoming a planning condition could be used to ensure the existing area to the front of the property is retained for the parking of vehicles.

8.4.3 The proposal complies with Policy GP4 and T4 of the NLDP 2011-2026 (adopted January 2015) and the adopted Parking Standards.

8.5 Biodiversity:

8.5.1 Planning Policy Wales (Edition 12) places a statutory duty on planning authorities to maintain and enhance biodiversity and promote ecosystem resilience, in accordance with the Environment (Wales) Act 2016. Bats are a European Protected Species, and PPW12 requires that development proposals follow a step-wise approach: avoid harm, minimise impacts, and provide mitigation or compensation where necessary. Where bats are likely to be present, appropriate ecological surveys must be undertaken prior to determination to ensure that impacts can be properly assessed. In this case, the proposed extension involves works to the roof structure, which could affect potential bat roosts. The proposal was submitted without a preliminary bat survey and as such, the authority cannot discharge its legal obligations or ensure compliance with the Conservation of Habitats and Species Regulations 2017.

8.5.2 As such, a Bat Scoping Survey was duly submitted for consideration that has identified the property as having 'Moderate' bat roost potential, and Section 8.7 of the report advising "*At least two bat activity surveys are recommended to establish the presence or absence of bats within the buildings*". These activity surveys can only take place during the bats' active season, roughly May to September and as such, due to the timing of the application are not able to be taken at present.

- 8.5.3 In accordance with section 6.2.2 of TAN 5, *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval.'* As such, the Council's Ecologist objects to the application on the grounds that the impact on the European Protected Species cannot be assessed in the absence of the bat activity survey required. NRW have also raised concerns and are not able to advise that the proposal would not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.
- 8.5.4 The applicant has been given the opportunity to withdraw the planning application, with a view to resubmitting once the survey work has been completed. However, this opportunity has not been taken and as such, the LPA must proceed with determination of the application.
- 8.5.5 The proposal is contrary to Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015) and TAN5 - Nature Conservation and Planning.

8.6 Landscaping & Green Infrastructure:

- 8.6.1 The Council's Landscape Officer has not objected in principle to the proposal, however acknowledges the application in its current form would have an adverse effect on landscape character. This is predominantly down to the lack of proposed landscape details being provided in support of the application.
- 8.6.2 The proposal will extend the built form of development towards the western boundary of the site, which is shared with the open countryside. Whilst the raised deck would be set away from the boundary, given the increased footprint of the property and the deck area it is considered that mitigation would be required in the form of soft landscaping. However, it is the view that this could be controlled through use of a planning condition in order to enhance planting along the western boundary of the site in line with the requirements of Policy GP5 (vi) and for Green Infrastructure enhancement.

8.7 Safeguarding of Mineral Resource

- 8.7.1 Mineral resources are a finite resource and those which are of economic importance should be safeguarded against other forms of development that would sterilise them. Policy M1 does not allow for development that would be incompatible with safeguarding hard rock or sand and gravel resources within the mineral resource areas, of which the site is located.
- 8.7.2 The proposal is for the extension of an existing dwelling within its lawful curtilage and as such, would have no adverse impact on the availability of any mineral resource and is compliant with Policy M1.

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 proposal results in a significant adverse impact on matters of acknowledged importance, namely European Protected Species. This is contrary to Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and TAN5 - Nature Conservation and Planning.

11. DECISION

REFUSED

01 The proposal results in a significant adverse impact on matters of acknowledged importance, namely European Protected Species. This is contrary to Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and TAN5 - Nature Conservation and Planning. No information has been provided that mitigates this objection.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2025.490 PL01 - Site Location Plan and Existing/Proposed Site Plan; 2025.490 PL02 - Existing Floor Plan and Elevations; 2025.490 PL03 - Proposed Floor Plans; 2025.490 PL04 - Proposed Elevations; Green Infrastructure Statement; Bat Scoping Survey (October 2025) V1.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP9, GP2, GP4, GP5, GP6, H13 and M1 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.