

Delegated Decision Report

Application No:	25/0889	Statutory Period Expires:	17th February 2025
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Site:	61 Alanbrooke Avenue Newport NP20 6QJ		
Proposal:	REAR SINGLE STOREY EXTENSION		
Applicant:	P. Davies		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 61 Alanbrooke Avenue is a two-storey detached property located in the Malpas ward. The property forms the penultimate dwelling along Alanbrooke Avenue and backs onto the Countryside as identified by the Newport Local Development Plan 2011 - 2026. Externally, the property is finished in red brick, with white render at first floor on the front elevation. The
- 2.2 Due to the topography of Alanbrooke Avenue, the land slopes significantly from southwest to northeast, meaning the rear garden slopes away from the dwelling.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A single storey rear extension is proposed, measuring 3.9m in depth, 4.6m in width, 3.2m in height to the eaves and 3.5mm in height to the top of the flat roof. The extension would project 1.2m beyond the southeastern (side) elevation for a depth of 700mm. The extension would be set upon a red brick base (underbuild to compensate for falling ground levels), measuring between 500mm and 1.1m from the ground level and the elevations would be finished in grey UPVC vertical cladding. Fenestration would consist of 4no floor to ceiling windows on the rear elevation, 1no window and 1no door on the north facing side elevation and 1no rooflight.
- 3.2 The application is accompanied by a Green Infrastructure Statement which provides details of biodiversity enhancement measures. A Schwegler 1SP Sparrow Terrace is proposed beneath the eaves on the north-facing elevation of the host dwelling, in addition to pollinator-friendly planting in a 5m x 1m raised bed in the rear garden. The planting would include a mix of nectar-rich, pollinator-supporting perennials, including Verbena bonariensis (purpletop vervain), Lavandula angustifolia (lavender), Salvia nemorosa (woodland sage), and Sedum 'Autumn Joy'. Ground cover herbs such as Thymus vulgaris (thyme) will provide low-growing structure, while Allium bulbs add spring interest.

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 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 05.11.2025

7.1 NEIGHBOURS: 6no neighbours were consulted. 1no response received to date.

59 Alanbrooke Avenue

While I have no objection to the application, I would like to have a better understanding of the 'vertical cladding' that is mentioned in the plans on the side elevation. Is this referring to the actual extension or the garage/ side of the house?

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 Alanbrooke Avenue. The extension would be built on the rear elevation although part of the extension would project beyond the side elevation, and this would be partially visible above boundary fencing. Nevertheless, the extension remains appropriately sited in the context of the dwelling.

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 comply with the guidance however a flat roof extension is not an uncommon feature for householder extensions and is acceptable in this instance, especially given the limited visibility of the proposal on the rear elevation.

8.3 As forementioned, the extension would project beyond the side elevation of the host dwelling.

While the side elevation is visible from the highway, the extension would be largely be screened behind the existing 2m fence which separates the front and rear garden. A 1m section of the extension would remain visible elevated above the boundary fencing although owing to the limited size and visibility of the extension, this would not harm the character of the appearance of the host dwelling even in the event that the fencing was removed.

- 8.4 In terms of materials, grey UPVC vertical cladding is proposed which would not match the brick finish of the main dwellinghouse. Notwithstanding this, it is not uncommon for single-storey rear extensions to propose an alternative finish and taking into account the limited visibility of the extension from the wider street scene it is considered that the extension would not appear highly conspicuous, nor would it detract from the character of the property. With regard to the forementioned points, it is considered that the extension proposal accords with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 **Residential Amenity:**

Due to the established layout, the side boundary of no.61 Alanbrooke is shared with the rear boundaries of no.63 Alanbrooke Avenue and nos.5 - 9 Horrocks Close which are to the southeast of the property. The extension would be set in 2.1m from the boundary at its closest point and would reach a maximum height of 3.5m. The extension would appear visible above the 2m fencing along the southeastern boundary when viewed from the rear garden of no.5 Horrocks Close, however given the limited height of the extension and the set in from the boundary, it is unlikely to give rise to overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.6 The northwestern (side boundary), shared with no.59 Alanbrooke Avenue is occupied by an existing detached garage for a depth of 9.3m. The garage measures between 2.2m and 3.4m in height from the ground level due to the topography. The proposed extension would be set in 6.5m from the boundary. Given the presence of an existing garage and the separation distance from the boundary there will be no unacceptably harmful overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.7 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring gardens or windows as the proposed windows would look out onto the rear garden and the side elevation of the existing garage. As such, it is not anticipated that the development would adversely affect the neighbouring amenity by means of a loss of privacy in accordance 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. The application is accompanied by a Green Infrastructure Statement which provides details of biodiversity enhancement measures. A Schwegler 1SP Sparrow Terrace is proposed beneath the eaves on the north-facing elevation of the host dwelling, in addition to pollinator-friendly planting in a 5m x 1m raised bed in the rear garden. The planting would include a mix of nectar-rich, pollinator-supporting perennials, including *Verbena bonariensis*, *Lavandula angustifolia*, *Salvia nemorosa*, and *Sedum 'Autumn Joy'*. Ground cover herbs such as *Thymus vulgaris* will provide low-growing structure, while *Allium* bulbs add spring interest. The enhancement measures proposed are proportionate to the scale of the development, and implementation will be secured 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 would not harm the visual or residential amenity of Alanbrooke Avenue. A condition will be added to ensure the biodiversity enhancement scheme is implemented. 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:

- SD1139 00 - Site Location and Block Plans
- SD1139 02c Proposed Plans and Elevations
- 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 No window or door openings shall be formed in the southeastern (side) elevation 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

properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1139 00 - Site Location and Block Plans, SD1139 01 - Existing Plans and Elevations, SD1139 02c Proposed Plans and Elevations, Green Infrastructure Statement.

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