

Delegated Decision Report

Application No:	25/0980	Statutory Period Expires:	9th February 2026
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Site:	39 Alanbrooke Avenue Newport NP20 6QJ		
Proposal:	PROPOSED DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND PROVISION OF AN ADDITIONAL PARKING SPACE		
Applicant:	J. Otten		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached dwelling located within the Malpas ward. The property is set down from the road and contains a garden and driveway to the front.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the demolition of the existing garage, the construction of a two-storey side extension and the provision of an additional parking space. The proposed extension would have a width of 2.3m, a depth of 8.2m and a ridge height of 7.1m.

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
- GP4 – Highways and Accessibility
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: Not supported. The proposed parking arrangement is less than ideal with two spaces in tandem which have less than the required depth, however, this is as existing and it retains three spaces. Access to the rear for cycle and bins storage is lost, which cannot be supported by Highways as it represents a loss of cycle parking.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20/11/2025.

7.1 NEIGHBOURS:

22 Alanbrooke Avenue –

This looks like it'll be an excellent addition and will have no impact on neighbours' views since the house is below street level. It will also actually improve things as the existing garage is clearly in need of some love and attention.

33 Alanbrooke Avenue –

The plan that has been put forward will be a lovely addition to the street. Modernising a home and enabling a family to live in more practical way. The inclusion of more off street parking is also a huge benefit to the street as a whole, as the road is very narrow and lots of cars tend to be parked on the pavement as the driveways are so steep.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

With regard to two-storey side extensions, the 'House Extensions and Domestic Outbuildings' SPG states 'Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary.' It also states that a side extension '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 property is one of a pair of semi-detached properties. The adjoining property has a single storey flat roof side extension that is setback from the front elevation. Whilst the proposed two-storey side extension could be seen as disrupting the symmetry of the pair, given the set back and set down of the proposed extension, it is considered that it would appear as a subordinate addition to the host building, reducing the visual impact of the extension with the existing dwelling remaining to be viewed as the main building. In terms of design, the roof would be hipped to match the roof form of the main dwelling and the external materials of both the roof and walls would match those of the existing dwelling. The proposed fenestration replicates the proportions and fenestration-to-elevation ratio of the existing dwelling. Overall, it is considered that the proposed two-storey side extension would not detract from the character and appearance of the host dwelling and wider streetscape. It would be a subordinate addition to the property that would be in-keeping with the scale and form of the host dwelling.

8.2 Residential Amenity:

The 'House Extensions and Domestic Outbuildings' SPG states that 'a house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' The proposed extension would replace an existing single storey garage and would be set in 0.15m from the side boundary. There are no windows proposed in the side elevation of the extension facing toward the neighbouring property, no.41, protecting neighbouring privacy. The side elevation of no.41 is separated from the boundary by a driveway and contains 1no ground floor that serves a living

room and 2no first floor windows that serve a bathroom and landing. The SPG specifically states that it is habitable rooms in neighbouring properties where light, privacy and perceived space must be assessed. The living room in the neighbouring property is also served by a window in the front and rear elevation that would remain unaffected by the extension, ensuring that adequate light would reach this room. It is also worth noting that given the orientation and positioning of the properties, it is considered that the proposed extension would not impact direct light over and above the existing situation. In terms of impact on perceived space, whilst the proposed side extension would be close to the shared boundary and neighbouring habitable room, the existing situation already restricts views with the ground floor window facing the blank side elevation of the existing garage with the main dwelling in the background. Whilst the proposed extension would be of a greater scale, bringing a two-storey structure closer to the boundary, on balance it is considered that the impact on perceived space is not harmfully worse than the existing situation. Overall, on balance, it is considered that the proposed two-storey side extension would not harmfully impact the amenity of the neighbouring occupiers by reason of loss of light, perceived space or privacy.

8.3 **Movement:**

The existing site contains a garage and driveway. Whilst the garage would be demolished to accommodate the proposed side extension, the driveway spaces would remain. An additional parking space is also proposed in the front garden, adjacent to the existing drive. The Council's Highways Officer has advised that whilst the parking arrangement is less than ideal with two tandem spaces and have less than the required depth, this is as existing and retains three spaces. It is noted that access to the rear for cycle and bin storage would be lost, which cannot be supported by Highways as it would represent a loss of cycle parking. It is noted that the property contains a reasonably sized front garden as well as a substantial rear garden that would remain unaffected by the proposed works. It is considered that the site has adequate space to provide bin and cycle storage and whilst Highways concerns are noted, it is not considered harmful enough to warrant refusal.

8.4 **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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. A bird box has been shown on the proposed plans. The provision of this will be conditioned to ensure that a net benefit is provided to biodiversity as part of this application.

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 works, owing to their location, scale and design are considered to be acceptable and it is recommended that permission is granted subject to the following conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Elevations Drawing Ref No.1, Floor Plans Drawing Ref No.2 and Site Plans Drawing Ref No.4.

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 The ecological enhancements shown on the 'Elevations Drawing Ref No.1' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12. Policies SP1 and GP5.

03 The hard surface driveway as shown in 'Site Plans Drawing Ref No.4' must be porous or permeable; or provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse and must be permanently maintained so that it continues to comply with the aforementioned requirements.

Reason: To ensure adequate surface water attenuation and drainage. Policies SP3 and GP1.

04 No window or door openings shall be formed in the side elevation of the two-storey side extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents. Policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Elevations Drawing Ref No.1, Floor Plans Drawing Ref No.2, Location Plan Drawing Ref No.3 and Site Plans Drawing Ref No.4.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP1, GP2, GP4, 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.