

Delegated Decision Report

Application No:	25/1058	Statutory Period Expires:	30th January 2026
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Site:	8 Routes View Llanwern Newport NP18 2DR		
Proposal:	ERECTION OF A TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR		
Applicant:	K. Shelley		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application forms a resubmission of 2no preceding applications which have been refused under application 24/0906 and 25/0137. Application 25/0137 was refused by Newport City Council in April 2025 and subsequently appealed to Welsh Government. The appeal was dismissed in November 2025.
- 1.2 Amendments include the reduction in the scale and design of the fenestration on the front elevation.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is located within the urban boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) however the site is immediately adjacent to the open countryside meaning it has a distinctly rural feel.
- 2.2 The property is a two-storey, end of terrace dwelling located in a generous sized curtilage. The principal elevation of the dwelling faces southeasterly towards Langstone Lane. The external elevations of the dwelling are finished in a pebbledash render and fenestration comprises of white UPVC windows with diamond grid effect muntin bars. The house is a post war Council house now in private ownership and is typical of that house type as provided in village locations in that era.
- 2.3 Due to the established layout of Routes View, the curtilage abuts an open field to the north, west and east and all elevations of the property can be seen from public vantage points. The front elevation of the site and neighbouring properties are visible from Langstone Lane, and the rear elevation is visible from Routes View and a Public Right of Way located to the west of the curtilage. No.8 Routes View forms the end dwelling of a row of 4no terraced dwellings with a strong building line that has not been unduly altered by the presence of front or side extensions.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A two storey extension is proposed, measuring 4.35m in width, extending from the northeast facing side elevation, 9m in depth, 7.2m to the ridge of the hipped roof and 4.8m to the eaves. The extension would be flush with the front elevation and set in 1m from the side boundary at its closest point. No set back or set down is proposed. The extension would serve a living/dining area at ground level and an additional bedroom with an ensuite at first floor level. The external elevations of the extension would be finished in a pebbledash render to match the host dwelling.
- 3.2 The two-storey side extension would project beyond the rear elevation of the existing dwelling by 3m and would adjoin with a proposed single storey extension at ground level. The rear projection would be set down 575mm from the ridge of the host dwelling and would include a gable end roof. The proposed single storey rear extension would measure 3m in width to be flush with the proposed two storey side extension, 5.4m in width, 2.4m to the eaves and 3.6m to the top of the mono-pitch roof. The extension would be set in 800mm in from the boundary shared with no.7 Routes View.

- 3.3 In terms of fenestration 2no triple pane windows are proposed on the front elevation, with 1no. at first floor and 1no at ground floor level. It is also proposed to change an existing ground floor window into a front access door which would be located in the centre of the front elevation. 2no large single pane side elevation windows are proposed, with 1no at first floor and 1no at ground level. On the rear elevation, 1no. first floor window is proposed and at ground floor, 2no. windows, 1 no door and 2no rooflights in the slope of the single storey rear extension are proposed.
- 3.4 A timber porch frame is also proposed, surrounding the proposed relocated front entrance. The porch would include a dual pitch roof with tiles to match the host dwelling and a brick dwarf wall along each side.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
95/0701	ERECTION OF DETACHED PREFABRICATED GARAGE AND CONSERVATORY EXTENSION	GRANTED WITH CONDITIONS	09.10.1995
24/0906	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR	REFUSED	02.01.2025
25/0137	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR	REFUSED	24.04.2025 Dismissed at Appeal

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 GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

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 NCC HIGHWAYS OFFICER: No objection
The parking arrangement is acceptable and in line with the SPG requirements.
We would have no further concerns but would recommend consideration of provision of electric vehicle charging or a passive provision.
- 6.2 NCC LANDSCAPE OFFICER: No objection, subject to conditions relating to a planting scheme and hard surfacing materials.
- 6.3 NCC ECOLOGY OFFICER: No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 12.12.2025, a Site Notice was put up on 09.01.2026.

- 7.1 NEIGHBOURS: 1no neighbouring address was consulted. 1no response has been received making extensive comments as follows.

The design does not take into account the character of the surrounding area. Routs View's historic design is made up of two sets of four terraces, not one long row of terraces, and it is this that makes it unique in terms of its streetscape and is a key consideration. The planned side extension will affect the equilibrium of these in terms of its size and placement:

- The extension is unduly large and will imbalance the terrace overall.
- It will change the pattern of development in the street thereby negating the visual rhythm of solids and voids.
- The extension is not set back 1m contrary to SPG.
- Fenestration would be inconsistent with the existing terrace.
- The proposed front door is inconsistent with the general pattern of the terrace.
- The extensions are overly large and contrary to Policy.
- There is an adverse impact on the character and appearance of the area.
- The existing survey drawings mislocate the existing summer house.
- The ownership redline identified may include land outside the ownership of the applicant.

- 7.2 LLANWERN COMMUNITY COUNCIL: Llanwern Community Council have no comments to make on this application.

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. The extension would be built on the side and rear elevations of the property albeit, all elevations are visible from the public realm and views of the extension would be afforded from Routes View, Langstone Lane and a public right of way which runs to the west of the property. The extension would substantially increase the massing of the dwelling, but a large area of garden space would be retained.

- 8.3 The host property forms the end dwelling in a row of 4no terraced dwellings with a strong uniform building line. An identical row of terraces can be found to the southwest. Both terraced rows are of simple design with a strong sense of uniformity along the street with pebbledash finishes and heavy elevation to fenestration ratios. The development should be sensitively designed to reflect the character of the immediate and surrounding area. The revised design includes 2no triple pane windows on the front elevation as opposed to 2no sets of French doors with a Juliette balcony at first floor level. The 2no triple pane windows are considered more in keeping with the neighbouring properties, in terms of scale and design and do not appear incongruous in context.

- 8.4 The scale and massing of the extension remains the same as the previous application(s). As forementioned, the property forms the end dwelling in a row of 4no terraced dwellings with a strong uniform building line. The property has an attractive and generous front garden to Langstone Lane with the dwelling occupying an elevated position with wide reaching views. Its simplistic form is consistent with the wider terrace and adjacent terrace and together they have a pleasant amenity and setting. The width of the proposed extension would take the two-storey frontage of the property to 10.9m from an existing width of 6.6m, an increase that would elongate the appearance of the front elevation of the property and the row as a whole. The House Extensions and Domestic Outbuildings SPG states that a two-storey 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. Similarly, the SPG states that an extension should be set down from the ridge of the host dwelling, but no such set down is proposed in this case. No set back/set down is proposed under this development however it is considered that the introduction of such elements in this instance could undermine an appreciation of the original terraced form. The appeal decision for application 25/0137 noted that compared to the terrace, the size of the extension would not appear disproportionate or undermine an appreciation of its original form. Moreover, the rear offshoot would be seen from the front and rear, but such additions are not uncommon on terraced houses. Having regard to the appeal decision, the scale and appearance of the extension is considered acceptable in this instance.

- 8.5 The site is adjacent to the countryside, and the proposed extension would significantly enlarge the dwelling. Despite the rural setting, in this instance, the context is unusual and the dwelling is not resemblant of a typical countryside dwelling, but more akin to a 1960s urban terraced property. As forementioned, the appeal decision concluded that the scale of the extension is not disproportionate and would not undermine an appreciation of the original form of the dwelling. Therefore, it is considered that a larger extension would not be harmful to the rural character of the immediate area in this instance.

8.6 Residential Amenity:

The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' and sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test is applicable where an extension from an existing building line affects a protected window. Applications

that fail the 45-degree test may be refused. The adjoining property (no.7) has protected windows at ground level on the rear elevation and. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the window. The proposed extension at no.8 passes the 45-degree test in elevation view however fails the test in plan view. Although the extension failed one of the tests in this instance, regard has been given to the limited height of the single storey extension and the fall-back position of what can be achieved without the need for planning permission under the General Permitted Development Order 1995 (as amended). Importantly, the extension is located north of no. 7 and consequently is unlikely to give rise to demonstrable overshadowing effect. Being single storey, the extension will not appear overbearing and is set off the intervening boundary to further reduce impact.

8.7 There would be a 6.3m separation distance between the proposed two storey extension and the shared boundary with no.7 so it is not anticipated that the extension would appear unduly dominant in relation to the no.7 Routes View. The single storey element of the proposed extension would be set in 800mm from the shared boundary with no.7. Owing to its limited height and set in from the boundary, it is unlikely that the single storey would appear unduly dominant in relation to the rear amenity space of no.7 Routes View. With regard to the above, it is considered that the proposed extension would not unacceptably affect neighbouring residential amenity by means of overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 Regarding the proposed fenestration, the House Extensions and Domestic Outbuildings SPG states that windows in an extension must be positioned carefully. Upper storey side windows, which look directly across to a neighbour's property or garden, should generally be avoided and preference will be for their omission. 1no upper storey side window is proposed however, given that the property forms the end of a terraced row, the window affords views toward the open field to the north and the window would not be harmful to privacy in this instance. Upper storey windows are also proposed on the front and rear elevations however it is considered that these would not demonstrably impact neighbouring amenity over and above what can already be achieved through the existing upper storey windows.

8.9 It is acknowledged that concerns have been raised in relation to the legal boundary of the property however ownership is not a planning consideration but rather, a civil matter. In any event, a site visit has been undertaken, and a clearly demarcated boundary can be observed on site. Any assessment undertaken on neighbouring amenity has taken this into account. The applicant has signed Certificate A and asserts they own the entirety of the application site and there is no good reason to doubt that that is so.

8.10 **Highways Safety:**

The proposal includes 1no additional bedroom, increasing the total number of bedrooms to 3no. At present the property has a lengthy driveway accessed off Langstone Lane and giving occupants the benefit of ample off-road parking. To comply with the Council's adopted Parking Standards, the property is required to provide 3no off-street car parking spaces. The proposed parking arrangement is acceptable and in line with the SPG requirements. The Highways Officer has not raised any concerns with the development and has recommended the consideration of the provision of electric vehicle charging or at least passive provision for such charging.

8.11 **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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.12 The NCC Ecologist has not commented on the application, and it is noted that the proposals

include enlargement of the roof. In locations such as this, there is increased likelihood of bats being present and the application is not accompanied by any preliminary bat survey. It is noted that the absence of this information did not form a reason for refusal previously and it would appear unreasonable to raise this as a concern now, particularly in the absence of any comments from the Ecologist. The house appears sound and risk is, on the face of it, limited however the Applicant should be aware that bats and their roosts are protected by law, and that any disturbance could result in a prosecution. So to protect themselves against potential legal action, the Applicant is advised to commission a preliminary inspection to have an idea of the bat roost potential of the main building and to guide them through any mitigation measures needed.

8.13 **Landscaping:**

The Council's Landscape Officer has noted that there are no objections in principle to the proposed development; however, it is recommended that additional native tree and shrub planting be included to mitigate the visual impact of the extension, particularly from nearby Public Rights of Way to the west, north, and east, in line with Policy SP5. This planting would also enhance the existing landscape character and promote biodiversity. While it is acknowledged that additional planting could enhance net biodiversity on site, a scheme of planting for aesthetic benefit is considered unnecessary in this instance. The applicant may wish to proceed with additional planting to satisfy the requirements of a scheme of biodiversity enhancement however this will not be secured by a standalone condition.

- 8.14 The proposed site plan indicates the provision of an additional parking space in the front garden however the application lacks hard landscaping details. Details are required in respect of the finish of the hard surfaced area, and a porous or permeable material would be encouraged. If an impermeable material is proposed details of surface drainage management would also be required. The provision of such details will be secured via planning condition to ensure the development is well designed and visually acceptable development in a prominent location on the urban fringe.

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 Routes View nor the character of the surrounding rural area. Although the development is significant in scale, regard has been given to the context of the dwelling and the recent appeal decision. A planning condition will be added to ensure the submission of a biodiversity enhancement scheme. The proposal is in accordance with Policies SP5, 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:

- 010.Rev00 - Site Location Plan
- 012.Rev0 - Proposed Site Plan (10)
- Existing/Proposed Floor/Roof Plans and Elevations

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 materials used to finish the external surfaces of the extension hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

03 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 implemented 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).

04 No new hard surfacing for the parking and manoeuvring of vehicles shall be provided on the site until such a time as written details of the new areas of hardstanding, their location and area, the materials they are to be made from, including kerbing and the means to drain them to porous / permeable areas within the site have been provided in writing to the LPA. Following the written agreement of the LPA the new areas of hard surfacing shall be provided prior to the first beneficial use of the development hereby approved and they shall be retained as approved thereafter.

Reason: to ensure there is sufficient parking on the site, to reduce surface water run-off, and to secure well designed and visually acceptable development in a prominent location on the urban fringe. Policies SP3, GP1, GP2 and GP6.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 010.Rev00 - Site Location Plan, 011.Rev00 - Existing Site Plan, 012.Rev0 - Proposed Site Plan (10), Existing/Proposed Floor/Roof Plans and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, H13, 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.

04 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

CNC / NRW can be contacted at: Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY [0300 065 3000](tel:03000653000) enquiries@naturalresourceswales.gov.uk

Bat Conservation Trust can be contacted at: Studio 15, Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London SW8 4BG, 0345 1300 228 enquiries@bats.org.uk