

Delegated Decision Report

Application No:	26/0396	Statutory Period Expires:	17th July 2026
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Site:	5 Lily Way Rogerstone Newport NP10 9LG		
Proposal:	CONSTRUCTION OF A SINGLE -STOREY CONSERVATORY EXTENSION TO THE EXISTING HOUSE		
Applicant:	H L Bang		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey detached dwelling located on Lily Way, a residential street within the Rogerstone West ward. The property benefits from a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a single storey conservatory to be constructed on the southern side elevation of the existing dwelling. The conservatory will measure 7.5m in depth. 5m in width, 2.9m in height to the eaves and a maximum height of 3.7m. The conservatory is proposed to be used for horticultural use and additional sitting area. Externally, the conservatory will be constructed of grey power coated aluminium frame with glass panes.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
10/0394	RETENTION OF WALL AND FENCE	R	14.06.2010
10/0798	DEMOLITION OF EXISTING BOUNDARY WALL AND FENCE AND ERECTION OF A NEW FENCE WITH BRICK PILLARS (RESUBMISSION FOLLOWING REFUSAL 10/0394)	GC	15.12.2010
20/0037	RETENTION OF FRONT BOUNDARY WALL AND RAILINGS	GC	11.03.2020

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 No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28.05.26.

7.1 NEIGHBOURS: One objection and one comment neither objecting or supporting the proposal were received. The main issues raised were relating to the materials of the conservatory, over bearing impact, inconsistencies with submitted plans and impact on the character of the area.

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 conservatory located on the side elevation of the existing dwelling. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. Furthermore, the external finishes are proposed to be grey power coated aluminium frame with glass panes, and the conservatory will adopt a hipped roof form. However, the conservatory is proposed to be set back from the front elevation of the dwelling by 2.2m, set off the boundary by 1.2m and is limited in scale and therefore will not appear unduly large or prominent. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

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, topography of the neighbouring property and the 5.6m separation from the neighbouring property, 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 a WoodStone Seville 28mm Nest Box, Bat Box and Apple and pear tree planting has been proposed, this is considered to be appropriate when considering the scale and context of the development.

- 8.4.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure Statement is considered to be appropriately detailed relative to the scale of the development.

8.5 **Response to third parties:**

- 8.5.1 One comment was received which objected to the application. The main concerns raised stated that the external materials used for the conservatory would be overbearing and not in keeping with the neighbourhood. However, as discussed earlier in the report, the conservatory is to be externally constructed of grey power coated aluminium frame with glass panes and the positioning of the development would not result in any adverse impact to the character of the area nor would be overbearing to neighbouring properties. The comment also makes reference to previous work completed at the site which is not related to this proposal and therefore given limited weight. However, a condition will be attached to the consent requiring the development to be built in accordance with the approved plans, if it was to deviate from this condition, it may be open to enforcement action.

- 8.5.2 Another comment was received which neither objected or supported the proposal. The main concerns consisted of inaccurate plans. However, as mentioned previously in the report, the proposed conservatory will have a maximum height of 3.7m, will be partly visible from the public realm, and is to be constructed grey power coated aluminium frame with glass panes. However, the proposed development is deemed to be acceptable resulting in no adverse impact to the visual amenity of the surrounding area or the residential amenity of neighbouring properties.

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 development has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan 200, Proposed Elevations C & D 203, Proposed Elevations A & B 202, Proposed Site Plan 204, Proposed Plan 201
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. The biodiversity enhancement scheme as shown on approved Proposed Elevations C & D 203, Proposed Elevations A & B 202 and Green Infrastructure Statement shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan 200, Proposed Elevations C & D 203, Proposed Elevations A & B 202, Proposed Site Plan 204, Proposed Plan 201

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.