

Delegated Decision Report

Application No:	26/0043	Statutory Period Expires:	25th March 2026
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Site:	31 Elaine Crescent Newport South Wales NP19 7LD		
Proposal:	PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND AMENDED PARKING ARRANGEMENT (RESUBMISSION OF 25/0868)		
Applicant:	P & L Rae & Richards		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was recently refused for a two-storey side extension, single storey rear extension, hip to gable roof extension and amended parking arrangement at the property. The reason for refusal related to design as follows:

01 The proposed roof alterations and side extension will result in an unsympathetic, bulky, incongruous and discordant roof form and the loss of neighbouring symmetry, to the significant detriment of the character and appearance of the semi-detached pair and wider street scene where the predominance of hipped roofs remains part of the character and appearance of the local area and a unifying feature of merit. This is contrary to policy GP6 of the Newport Local Development Plan and the Council's House Extension SPG Adopted January 2020.

- 1.2 This application seeks planning permission for the two-storey side and single storey rear extension together with the amended parking arrangement. A separate Lawful Development Certificate has been submitted for the roof alterations.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a semi-detached, attractive bay fronted dwelling situated within the urban area in the St Julians ward of Newport. Properties in the vicinity generally front the highway with front gardens having low brick boundary enclosures and private rear gardens. Some have off street parking. The surrounding area is predominantly residential with mainly pairs of semi-detached properties, dating from a similar period. A number of the other properties in the local area have been extended, but all properties in the Crescent and most properties in the wider area retain their hipped roofs. These roof forms are a strong unifying feature contributing to the character and appearance of the local area

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The two-storey side extension would measure 3820mm in depth, 2800mm in width and 7.3m in height to the ridge which would be set down from the main roof by approximately 1.5m. A door and window are proposed in the front elevation at ground floor, and a window is proposed at first floor. A ground floor window is proposed in the side elevation. To the rear elevation a window is proposed at first floor.
- 3.2 The rear extension would measure 4m in depth, 9m in width and 4.1m in height with a sloping roof. Bi-fold doors and a window are proposed to the rear elevation. The plans show a raised platform immediately to the rear of the extension with a 1.8m high privacy screen to the western edge and steps leading down to the lower garden level.
- 3.3 The property has off street parking to the front with most of the front garden already having a hard surface. The plans show it is proposed to widen the existing vehicular access and to partially demolish a low red brick wall enclosing the front garden.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0868	PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, HIP TO GABLE ROOF EXTENSION AND AMENDED PARKING ARRANGEMENT	REFUSED	08/01/2026
26/0041	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED HIP TO GABLE AND REAR DORMER ROOF EXTENSIONS	CURRENTLY UNDER DETERMINATION	

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)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings
Wildlife and Development
Parking

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: As with the previous application (25/0868) there is cycle and bin provision in the rear garden but no route to them without passing through living space. Should the officer be minded to approve we would request conditions to provide accessible bike and bin storage.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30/01/2026.

7.1 NEIGHBOURS: 1no objection received summarised below:

- The proposal will have a significant and unacceptable impact on my property and

residential amenity.

My primary concerns relate to light pollution, the loss of natural light to my property, the excessive height created by the proposed fencing, and the introduction of a balcony that directly overlooks my private garden.

The development involves the construction of a structure immediately adjacent to a 6-foot boundary fence. This effectively increases the overall height along the boundary to an overbearing and oppressive level. The combined height will significantly reduce daylight and sunlight to my garden and rear rooms, resulting in a loss of light that negatively affects the enjoyment and usability of my property.

-The scale and positioning of the development create a sense of enclosure that is out of keeping with the surrounding area. The increased height along the boundary is visually intrusive and fails to respect neighbouring properties, contrary to principles of good design and residential amenity.

The inclusion of a balcony overlooking my garden raises serious privacy concerns. The balcony would allow direct views into my private outdoor space, resulting in a loss of privacy and a feeling of being overlooked. This level of overlooking is unreasonable and would materially harm my ability to enjoy my home and garden.

-I believe the development, as approved, does not adequately consider the impact on neighbouring residents and conflicts with planning policies that seek to protect amenity, privacy, and access to natural light and creates light pollution.

-I respectfully request that the decision be reconsidered and that the proposal be refused or amended to reduce its height, remove or reposition the balcony, and address the loss of light/light pollution and privacy impacts on my property.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. These matters are discussed further below.

8.2 Visual Amenity/ Character and Appearance;

The property forms one half of a pair of semi-detached dwellings which appear to be largely unaltered from the street view aspect and in their original form. They have a strong degree of symmetry having hipped roofs and identical fenestration. These factors are considered to contribute to the visual amenity of the pair and wider street scene and many properties in the street retain these design aspects. Whilst some have been subject to side extensions, the roof forms generally respect that of the original form being hipped. It was previously noted that the proposed hip to gable roof extension and two storey side extension which had a gable roof under the previous submission, would result in an unsympathetic roof form that is at odds with the character and design of the host property and the adjoining property and is detrimental to the visual amenity of the street scene. As noted above, an LDC has been submitted in relation to the hip to gable extension and rear dormer and demonstrates that the proposals can be achieved under permitted development. As such the LPA has no control over these aspects.

8.3 The design of the proposed two storey extension has been altered so that it would have a hipped roof. Such a design would have been in keeping with the original roof of the property, but it is intended to create a hip to gable extension under PD and subsequently the hipped roof is at odds with the main roof design. Notwithstanding this however, the two storey side extension is of a relatively small depth and would be set well back from the front elevation of the host property (over 4m) and subsequently its impact in terms of the street scene is significantly reduced and on balance the proposals are considered to be acceptable in this instance, despite the contrasting roof forms.

8.4 The scale and design of the proposed single storey rear extension is considered to be acceptable, as is the raised deck area. A 1.8m high privacy screen is indicated along the western edge of the decking which would prevent overlooking of the neighbouring garden

when stood on the decking and would need to be secured by condition if permission was forthcoming.

- 8.5 As previously noted, it is proposed to remove a brick pillar and section of front wall enclosure in order to widen the access to the property. The loss of the pillar and wall is regrettable as they are common features to neighbouring dwellings and likely to be original. However, the works could be carried out without the benefit of planning permission and this factor is given weight.

8.6 **Residential Amenity:**

Whilst the proposed two storey side extension would be sited adjacent to the side elevation of the neighbouring property; 33 Elaine Crescent, at approximately 3.8m in depth it is relatively modest and no. 33 is sited at a higher level which helps to further mitigate the impact. There are windows in the side elevation of no. 33 facing the side of the application property and some of which are non-obscure glazed and may serve habitable rooms. The windows are within 7m of the side elevation of the application property and therefore light tests set out within the Council's House Extension SPG are currently failed. At present there are intervening buildings of single storey height between the side elevations of nos. 31 and 33 and with topographical factors and the modest depth of the proposed two storey extension (and its hipped roof etc), it will not appear unduly dominant or overbearing on this neighbour.

- 8.7 Objections have been received from the occupant of no.29 Elaine Crescent. They raise concerns relating to the siting and scale of the proposed rear extension and consider it to be overbearing and that it will also result in loss of light to the windows in the rear elevation of their property and the garden. Whilst the single storey rear extension would be sited directly adjacent to the neighbouring boundary, its scale is relatively modest and the impact to the neighbour is reduced by reason of the shallow sloping roof. Furthermore, the nearest window to the intervening boundary is a large bay window which will enjoy a good degree of natural light despite the proximity of the proposed extension. A 1.8m high timber privacy screen would restrict overlooking by users of the decking and this is set in from the intervening boundary rather than upon it. This notably reduces its overall impact on the neighbouring property and the screen is not considered to be imposing or overbearing. A raised patio already exists to the rear of the property and is not therefore an unusual feature. The screen can be secured by condition.

8.8 **Movement:**

The proposals do not result in an increased parking demand in accordance with the Council's Parking SPG. A boundary wall to the frontage is proposed to be removed but such works can occur without the benefit of planning permission. The Council's Highways officer has objected to the proposals on the basis that the side extension results in the loss of access to the rear which is required for cycle and refuse storage. However, whilst the loss of direct access to the rear garden is regrettable, there is sufficient space to the front of the property for refuse storage and a cycle rack could also be provided here. On balance, the proposals are considered to be acceptable in this regard.

8.9 **Biodiversity:**

Policy 9 of Future Wales which 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 SP9 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. Biodiversity enhancement is shown in the forms of a bird box. The enhancement can be secured by condition.

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 Whilst the design of the proposed two storey side extension would result in a different roof form to the host dwelling if the Permitted Development works are undertaken, given the scale of the extension and that it is set far back from the front elevation, on balance the design is considered to be acceptable and overcomes previous concerns. Similarly, the proposed rear extension and associated works are considered to be acceptable in design terms and would not result in a demonstrably harmful impact to neighbouring amenity.

10.2 The application 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: KD2033/2A, GIS.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre –first use conditions

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of the NLDP.

03 Prior to the first use of the decking/platform as hereby approved, a 1.8m high timber privacy screen shall be erected to the western boundary in accordance with the approved details and shall be permanently retained.

Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.

General conditions

04 No openings other than those shown in the approved plans shall be formed in the western side elevation of the single storey side extension or the eastern side elevation of the two storey side extension as hereby approved and the ground floor window shown in the eastern elevation of the two storey extension shall be obscure glazed at the time of installation and shall remain thus in perpetuity.

Reason: To protect the privacy and amenity of adjoining residents in accordance with Policy GP2 of the NLDP.

05 The development as hereby approved shall be finished in materials to match the host property.

Reason: To ensure the development is completed in an acceptable manor in the interests of the visual amenities of the street scene in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: KD20331, KD2033/2A, GIS, site location plan, Design Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, 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.