

Delegated Decision Report

Application No:	25/0894	Statutory Period Expires:	26th December 2025
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Site:	39 Pont Faen Road Newport NP19 4NW		
Proposal:	DEMOLITION OF EXISTING CONSERVATORY AND SHED AND THE ERECTION OF A SINGLE-STOREY REAR EXTENSION AND DETACHED GARAGE		
Applicant:	McGoldrick		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 39 Pont Faen Road is a semi-detached bungalow style dwelling located in the Liswerry ward. The property is finished in brick and render, with a tiled roof.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey extension on the rear elevation. The extension would measure 3.5m in depth, extending from the rear elevation and 5.3m in width. The extension would measure 2.5m from the ground level to the eaves, 2.7m to the top of the flat roof and a maximum of 3.5m in height to the top of the proposed lantern style roof light. The external walls would be render to match the host dwelling. In terms of fenestration, 1no glazed lantern style rooflight, 1no window and 1no. set of bifold doors are proposed on the rear elevation. The windows and doors would be finished in white UPVC to match the existing.

3.2 To accommodate the extension, the existing rear conservatory and shed would be demolished. The existing conservatory measures 2.6m in depth, 4.7m in width and a maximum height of 2.3m. The existing shed measures 2.6m in width, 5.3m in depth and a maximum height of 2.5m.

3.3 A detached garage is also proposed to the northeast of the proposed extension. The garage would measure 3m in width, 5m in depth, 2.25m in height to the eaves and 3.2m in height to the ridge of the dual pitch roof. The garage would have a garage style door on the front elevation and a personnel door on the eastern side elevation and would be finished in render to match the dwelling.

3.4 A house sparrow nest box is also proposed on the northern (rear) elevation. The bird box would be mounted 2.5m above ground level.

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 THE HOUSE EXTENSION AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

NO OBJECTION

No highway impacts are anticipated and therefore there are no objections

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 24.10.2025.

7.1 NEIGHBOURS: 3no neighbours were consulted. No representation received to date.

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 is appropriate in the context of Pont Faen Road. The extension would be built on the rear elevation which is not highly visible from the public realm, and the extension is therefore appropriately sited.

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 match the roof form of the main dwelling however a flat roof is not uncommon for a rear extension and owing to the limited visibility of the extension, is considered acceptable in this instance.

8.3 The proposed external walls of the extension are to be render and all windows, doors, fascia boards and rainwater goods would be white UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 The House Extensions and Domestic Outbuildings SPG does not favour extensions/outbuildings situated to the front of properties and instead, advises that they are erected in a back garden and, if possible, out of public sight. The proposed garage would be sited in the rear garden although would be visible from the highway. Nevertheless, the garage is sensitively designed and would not appear conspicuous in the context of Pont Faen Road.

8.5 **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.' The House Extensions and Domestic Outbuildings SPG sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test (plan view and elevation view) is applicable where an extension from an existing building line affects a protected window. In this instance, the adjoining property (no.37 Pont Faen Road) benefits from an existing rear extension which projects 2.6m in depth. The proposed extension at no.39 would project 3.5m from the rear elevation, meaning it would reach 900mm beyond the rear elevation of the neighbouring extension. The extension passed the 45-degree natural light tests in both plan view and elevation view. This demonstrates that the extension would not diffuse natural light reaching the protected windows on the neighbouring rear elevation and would not adversely affect neighbouring residential amenity by means of loss of light. As such, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 The extension would be set in 430mm from the shared boundary with no.37 and would reach up to 2.7m in height to the top of the flat roof. As forementioned, the extension would protrude 900mm beyond the rear elevation of the neighbouring extension. Given the limited height and depth of the extension, it is not anticipated that the extension would appear overbearing. The detached garage would be set in 200mm from the shared boundary with no.41 Pont Faen Road at its closest point. The garage would reach 2.25m at the point closest to the boundary, reaching up to 3.2m at the ridge (1.7m away from the boundary). Owing to the limited height of the garage in relation to neighbouring amenity, it is not anticipated that the garage would adversely affect neighbouring residential amenity by means of an overbearing effect and the proposal accords 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 amenity as the proposed windows/doors on the rear would onlook the rear garden.

8.8 **Biodiversity:**

In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The proposal suggests a wall mounted house sparrow nest box is on the northern (rear) elevation. It is considered that this would sufficiently address the importance of biodiversity, and the implementation of the scheme will be secured via a suitably worded planning 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 The development would not harm the visual or residential amenity of Pont Faen Road. 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:

- 2025.524 PL01- Site Location Plan
- 2025.524 PL01- Existing/Proposed Plans and Elevations
- Green Infrastructure Statement
- Planning 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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

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-

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2025.524 PL01- Site Location Plan, 2025.524 PL01- Existing/Proposed Plans and Elevations, Green Infrastructure Statement, Planning 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.