

Delegated Decision Report

Application No:	25/0338	Statutory Period Expires:	3rd July 2025
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Site:	7 Vicarage Gardens Marshfield Cardiff CF3 2PS		
Proposal:	SINGLE STOREY REAR EXTENSION AND CHANGES TO FENESTRATION		
Applicant:	Casoria		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached dwelling situated within the Tredegar Park and Marshfield ward. The property is situated at the end of the Vicarage Gardens Cul-de-Sac. The site is located within an Archaeologically Sensitive Area and in Flood Zone 3 according to the Flood Maps for Planning.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey rear extension. The proposed rear extension would replace the existing conservatory. The extension would have a gable feature at the north east and a lean to roof to the south east. 3no. rooflights are proposed on the lean to roof section. A set of bifold doors are proposed, allowing access to the rear garden. At maximum the height of the extension would be 4.6m. The extension would measure a width of 13.9m across the rear of the dwelling. The maximum depth of the extension would be 3.3m.

3.2 It is also proposed to add a white render to the single storey extension. The tiles of the extension would match the existing and the windows and door would be in Anthracite grey.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
01/0273	CERTIFICATE OF LAWFULLNESS FOR PROPOSED ERECTION OF CONSERVATORY TO REAR OF PROPERTY	APPROVED	12/04/2001
20/1042	CONSTRUCTION OF REPLACEMENT PORCH	GRANTED WITH CONDITIONS	18/03/2021
25/0024	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY REAR EXTENSION	REFUSED	10/04.2025

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)

Policies GP2 (General Amenity)

Policies GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08.05.2025, and a Site Notice was put up on 14.05.2025.

7.1 NEIGHBOURS: None.

7.2 COUNCILLORS: None.

7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

8.1 The proposal seeks to provide an extension and change in fenestration to an existing residential dwelling within the village of Marshfield. The proposal is considered acceptable in principle.

8.2 The single storey extension would be contained to the rear of the dwelling and set back from the side boundaries of the application site; however, the proposed extension would be visible from the surrounding dwellings. The proposed extension would replace the existing conservatory; however, it would not appear over dominant as it would be set down from the main ridgeline and well set back from the eaves. In terms of materials and the proposed fenestration, there is a mix in the locality, of which those proposed would be compatible with. Therefore, it is considered that the proposal would not appear as out of place and is in accordance with Policy GP6 of the NLDP (2011 – 2026).

8.3 As the application site is not in close proximity to any neighbouring properties, it is considered that the rear extension would not result in a loss of light or privacy to any surrounding dwellings.

8.4 In terms of privacy, the development would not involve the introduction of any side facing windows to its southern side, therefore the potential for any direct overlooking into the adjacent dwelling would not occur.

8.5 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. It is noted that the application has been accompanied by a Green Infrastructure Statement and biodiversity enhancements in the form of a bird box have been included on the plans. This is considered proportionate to the small scale of the proposal. As such the proposal is considered compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

- 8.6 NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3. The use of the site is already well established, of which the proposal would be a continuation of. Given the minor nature of the development, NRW are not required to be consulted on the proposal.

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 extensions would be in keeping with the character and appearance of the host dwelling and surrounding area and would not have a harmful impact upon residential amenity.

It is considered that the proposals comply with the aforementioned policies and are considered acceptable.

**11. DECISION
GRANTED WITH CONDITIONS**

- 01 The development shall be implemented in accordance with the following plans and documents <Green infrastructure Statement, 343-0001_Location Plan_01, 343-0100_Existing Layout_01, 343-0101_Proposed Layout_03>.

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

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

02 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.