

Delegated Decision Report

Application No:	25/0354	Statutory Period Expires:	5th July 2025
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Site:	4 Burnfort Road Newport NP20 3GU		
Proposal:	PROPOSED REAR SINGLE STOREY EXTENSION		
Applicant:	J Worrad		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 4 Burnfort Road is a two storey, semi detached property located in the Gaer ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a two-tiered rear single storey extension. The proposed rear extension would have a gable feature at the north west and a lean roof sloping to the north east. The proposed extension would measure 7.65m in width and 7m in width. The maximum height of the extension would be 3.5m.

3.2 In terms of materials, it is proposed to use a brick plinth which will match the existing house. The render will also match the existing house. Additionally, there will be UPVC windows and doors to match existing, as well as UPVC soffit and fascias to match existing. The low pitch roofing system would be in a dark grey colour.

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)

Policies GP2 (General Amenity)

Policies GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent 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 erect a single storey extension to the rear of 4 Burnfort Road located within the Gaer ward.

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. It is considered that the proposed extension would not appear dominant as it would be set down from the main ridgeline and well set back from the eaves. In terms of the proposed materials, there is a mix in the locality, of which of 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 The Council's House Extension and Domestic Outbuildings SPG sets out two 45° tests for natural light. The Plan-View 45° test is performed by drawing two notional lines at 45° angles from the centre of a protected window. The second test for natural light is the Elevation-View 45° test. For this test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. A light test was conducted on 2 Burnfort Road. The proposed development passed both light tests and therefore it is considered the proposed works would not cause significant harm by loss of light or privacy.

8.4 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. A biodiversity enhancement has not been provided, however this has been conditioned below.

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 <1902 PL-01 - Site Location Plan, 1902 PL-07 - Proposed Site Plan, 1902 PL-08 - Proposed Plans, 1902 PL-09 - Proposed Elevations, 1902 PL-06 - Proposed Block Plan, 1902 PL-03 - Existing Site Plan, 1902 PL-04 - Existing Plans, 1902 PL-05 - Existing Elevations, 1902 PL-02 - Existing Block Plan>.

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 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, 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 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP4 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.