

Delegated Decision Report

Application No:	25/0252	Statutory Period Expires:	27th May 2025
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Site:	14 Richmond Road Newport NP19 7GG		
Proposal:	SINGLE STOREY EXTENSION TO ACCOMMODATE AN OPEN PLAN KITCHEN/LIVING/DINING ROOM		
Applicant:	K And G Krick-Pridgeon		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 14 Richmond Road is a 2no storey terrace property, situated in the St Julians ward. Properties on Richmond Road are typically brick facing and nearly all properties display single storey rear extensions with lean to roof forms.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing rear conservatory, measuring 2.8m in depth, 6.5m in width, 2.1m to the eaves and 3.6m to the ridge and to erect a single storey rear extension, measuring 7m in width, 5.4m in depth, 2.4m to the eaves, 2.6m to the fascia and 3.7m to the ridge. The external walls are proposed to be brick facing to match the existing and the roof form is proposed to be gable. On the rear elevation, a set of French doors are proposed and a 2no pane window. A rooflight is also proposed.

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)

- GP2 (General Amenity)
- 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 04.04.2025

7.1 NEIGHBOURS: 4no neighbours were consulted, sharing a common boundary, and no response was received.

8. ASSESSMENT

8.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity, in order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).'

The proposed single storey rear extension has a gable roof form which does not adhere to a coherent roof form across the rear of the property. However, this is not visible from a public viewpoint and is therefore not harmful.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.'

The proposed materials are brick which is not consistent with the existing rear external walls. However, this is not visible from a public viewpoint and is therefore not harmful.

8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The 45° test is required where any extension from an existing building line affects a protected window, that is it is required except when the 25° test applies'

The rear extension faces a protected window and therefore, the 25° test would be required, however as the protected window is comprised in the side elevation of no 12, the 45° is required. For the plan view test, a notional line was drawn at 45° from the centre of the ground floor window of the neighbouring property at no. 12 that appears to serve a habitable room. For the elevation view test, a notional line was drawn at 45° from the vertical at the centre of the ground floor window. An extension which fails both tests could be deemed unacceptable. The extension passed the elevation test and failed the plan test. The depth of the extension is significant at over 5m but comparable with a flat roof extension on the neighbouring property. Such extension depths are not uncommon. The conservatory to be demolished is less deep but has a rather unneighbourly impact, having clear glazed windows directly opposite the side facing neighbouring bay window and in close proximity. This unfortunate relationship will cease once the conservatory is demolished. Even though the extension failed the plan test by reason of its close proximity to the bay window, the roof slopes away and the eaves are low. As deeper than the conservatory extension that exists at present, the extension will extend entirely across the side bay. At present, the boundary fence between properties is low and permitted development would allow a higher means of enclosure and an extension deeper than the existing conservatory for example. Even reducing the depth of the extension would not mitigate the plan test failure but the low height of the extension is unlikely to give rise to a significant and demonstrable adverse impact in terms of overbearing effect and overshadowing. The bay window is clearly compromised by its side facing position and proximity to the shared boundary. The extension will impact upon it, but this impact is not considered significant enough to justify refusal. The bay will continue to receive sunlight

by reason of the low form of the extension and privacy to the room will be improved by the removal of such close windows in the existing conservatory. On balance, the impact is considered acceptable.

- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In order to preserve residents' privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Windows in an extension must therefore be positioned carefully.'

The rear extension is acceptable in this regard. There is 1no rooflight proposed on the roof, a French door is proposed on the rear elevation and a 2no pane window proposed on the rear elevation. These are acceptable as they are not looking into protected windows and face the applicant's rear garden. Therefore, there is no demonstrable loss in privacy. They would not appear incongruous as they are on the rear elevation and not visible from a public vantage point.

- 8.5 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The size and form of every extension should be appropriate to the main building and the space around it'

The rear extension would not be visible from any public vantage points. An adequate garden space would be retained. The depth is considerably large but will not impact the side windows at No 12. It is considered acceptable.

- 8.6 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. A bird box is proposed and this is acceptable.

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 On balance, the proposed rear extension will impact upon the neighbouring side facing window but will not have a significant and demonstrable impact upon residential amenity.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

The development shall be implemented in accordance with the following plans and documents:

- Proposed Plans and Elevations R926-05 A1
- R926 0 Green Infrastructure Statement

02 BIRD BOX CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the bird box shall be installed in accordance with R926_0_Green_Infrastructure_Statement and retained for the lifetime of development.

Reason: In the interest of biodiversity.

03 WINDOW CONDITION

No windows shall be installed in the side elevations of the rear extension hereby approved.

Reason: To protect the privacy of neighbours

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing Plans and Elevations R926-01 A1
- Location Plan R926-01 A4
- Site Plan R926-01 A2

02 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.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.