

Delegated Decision Report

Application No:	25/0865	Statutory Period Expires:	1st January 2026
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Site:	<i>Yew Tree Cottage Old Hill Christchurch Newport South Wales</i>		
Proposal:	<i>PROPOSED FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, PORCH AND GARAGE CONVERSION</i>		
Applicant:	<i>McDonnell</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling that is one of four detached properties located along this part of Old Hill. The property currently includes an attached flat roof garage with driveway to the front with garden that wraps around the side to the rear. The highway to the front of the property is a narrow lane with no footway.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a porch, single storey rear extension, garage conversion and first floor side extension.

3.2 The timber framed glazed porch would be constructed on the front elevation of the property and would measure a width of 2.45m, a depth of 1.35m, an eaves height of 2.25m and a ridge height of 3.4m. The first floor side extension is proposed above the flat roof converted garage. The ground floor garage door would be replaced with 2no windows with the remainder of the void rendered to match the main dwelling. A pitched roof is proposed above to accommodate the first-floor side extension, including the insertion of a dormer roof extension in both the front and rear facing roof slope. The front dormer would contain 2no windows. A first-floor window is proposed in the side elevation of the extension, that is annotated to be fixed/obscured. The first-floor side extension would have a ridge height of 5.85m. A sloped roof single storey rear extension is also proposed that would extend from the eaves of the main roof of the dwelling. The extension would be finished in render to match the existing and would contain glazed doors in the side elevation and glazed doors and 1no window in the rear elevation.

3.3 When the application was initially submitted, it also included changes to the parking layout, however, following objections from Highways, this element of the scheme was removed from the application.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
12/0984	EXTENSION OF EXISTING GARAGE	GRANTED WITH CONDITIONS	29/01/2013

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
- GP4 Highways and Accessibility
- GP6 Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings SPG
- Parking standards SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: Objection on grounds of highway safety and parking policy. The extension proposals do not require additional parking however the change of use of the garage would not be policy compliant. The proposed additional parking area cannot be supported as it is excessively wide (already wider than a typical double at around 7m) and the extended area does not have sufficient depth. It is likely to be used to park parallel to highway which raises issues in terms of visibility and highway safety. Alternatively vehicles would overhang highway which is already very narrow. As no appropriate additional parking is possible, the garage conversion cannot be supported on policy grounds. For the avoidance of doubt the rest of the works do not raise any issues, just the garage conversion and drive extension. In conclusion, highways would raise objections on policy and safety grounds.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20/10/2025.

7.1 NEIGHBOURS:

59 Old Hill Crescent

- I strongly object to the proposed extension at yew tree cottage as it will impact on our privacy. The proposed extension will face directly into our garden and windows.
- In addition to the above planned application, we would also lose the sunrise sunlight that we currently get in the morning plus our current view of the sky & trees would be lost. We would only have a view bricks & mortar.
- I would like to object in the strongest way possible at the application for the extension at the above property. The planned extension would look straight into my garden & windows of my property.

8. ASSESSMENT

8.1 Front Porch

The 'House Extensions and Domestic Outbuildings' SPG states that porches should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. It is considered that the porch is of an appropriate design and scale and would not detract from the character and appearance of the host dwelling.

8.2 Garage Conversion

The existing integral garage is proposed to be converted to a games room. Visually, the

garage door would be replaced with 2no windows with the remainder of the void finished in render. The scale and proportions of the new windows as well as the external finish of the walls would match those in the host dwelling. The existing garage measures a depth of 5.65m and a width of 6.2m internally. Highways have raised objections to the loss of the garage as the space cannot be accommodated elsewhere in the site. The Parking Standards SPG states that 'garages may only be counted as parking spaces if they have clear internal dimensions of 6m x 3m for a single garage and 6m x 5.4m for a double. Whilst the garage does not strictly meet these requirements, it is considered that the garage has enough space to adequately provide parking. Notwithstanding this, on balance, when considering the existing parking provision that allows space for 2no. cars, and permitted development rights (which allow such conversions and there are no conditions that restrict it in this case), in this instance it is considered that the garage conversion would be acceptable in terms of its impact upon parking.

8.3 First Floor Side Extension

The 'House Extensions and Domestic Outbuildings' SPG states that 'Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary. 'A side extension that requires planning permission owing to its height or width should be set back at least one metre from the front elevation of the original building, ensuring it is subordinate to the host building. Such a setback will reduce the visual impact of an extension, helping to maintain the character and appearance of both the original dwelling and the streetscape.'

The proposed side extension would be set in approximately 1.8m from the side boundary. Whilst the extension would be set down 1.05m from the ridge of the main dwelling, it would sit 1.4m forward of the front elevation but the flat roof garage already does so, and whilst contrary to the aforementioned guidance it will not appear incongruous in this context. Owing to the design of the proposed side extension and main dwelling, as well as its set down from the ridge, it would clearly be a subservient addition to the property, reducing the visual impact of the extension and maintaining the character and appearance of both the original dwelling and the streetscape. It will remove a large flat roof side extension that is not characteristic of the area.

Dormer roof extensions are proposed in the front and rear of the first floor side extension. They would be set back from the eaves, set down from the ridge and set in from the sides leaving a large proportion of the main roof as roof plane. The main dwelling contains a flat roof dormer of similar scale and design. It is therefore considered that they would be in-keeping with the character and appearance of the host dwelling. Overall, it is considered that the proposed first floor side extension, owing to its location scale and design would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

Regarding impact on neighbouring amenity, there is a neighbouring detached property to the south of the application property as well as to the west. The side elevation of the dwelling to the south, Highclear House, would be located approximately 4m from the side elevation of the proposed first floor extension. It is worth noting that the neighbouring site is at a higher level. There appears to be one ground floor window in the side elevation of the neighbouring property, towards the front of the dwelling. Owing to the scale and location of the proposed first floor side extension, it is not considered that it would result in a harmful loss of light or perceived space for the property to the south. There is 1no new first floor window proposed in the side elevation that would serve a shower room. The plans are annotated showing that the window would be obscured and fixed, protecting neighbouring privacy. A condition will be attached to any consent requiring this.

The neighbouring property to the west, no.59 Old Hill Crescent, is located directly to the

rear of the application property, with the dwelling at an approximate distance of 28m from the rear elevation of the proposed first floor side extension. The furthest part of the neighbouring rear garden ends close to the proposed first floor side extension with the extension being set approximately 1m from the shared boundary. Given the scale of the proposed extension, whilst it would be in close proximity to the shared boundary, the garden is large and there would be adequate garden space left unaffected by the extension. There are no windows proposed in the rear elevation of the first-floor side extension, protecting neighbouring privacy. Overall, it is considered that the proposed first floor extension, owing to its location, scale and design would not result in a harmful impact on the amenity of the neighbouring property to the west by means of loss of light, perceived space or privacy.

8.4 **Single Storey Rear Extension**

The 'House Extensions and Domestic Outbuildings' SPG states that 'wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of very extension should be appropriate to the main building and the space around it.'

The proposed single storey rear extension would have a sloped roof and the walls would be finished in render to match the existing dwelling. The extension would be located on the rear elevation of the dwelling, and would not be visible from public vantage points. Owing to its location, scale and design it is not considered that it would result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape. Regarding residential amenity, owing to the scale of the extension and its location within the site, it is not considered that it would result in a harmful impact on residential amenity by reason of loss of light, space or perceived space.

8.5 **Biodiversity**

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The plans include a bird box on both side elevations of the main dwelling. This is considered acceptable and it would be reasonable and necessary in this instance to secure the scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 By reason of their location, scale and design it is considered that the proposed porch, first floor side extension, single storey rear extension and garage conversion are acceptable and it is recommended that planning permission 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: Proposed Plans Drawing No.KD2026/2A.

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 Biodiversity Enhancement Measure(s) shown on the 'Existing and Site Plans Drawing No.KD2026/1A' and 'Green Infrastructure Statement' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

03 Prior to the first use of the extension hereby approved, the new first floor window in the side elevation of the extension shall be –

- (i) obscure glazed;
- (ii) non-opening unless any part of the window which can be opened, is when measured at any point along the lowest edge of that part, at least 1.7m above the internal floor or stair of the dwellinghouse directly below that point; and
- (iii) permanently maintained in compliance with the above.

Reason: to protect the privacy of neighbouring occupiers in accordance with policy GP2.

04 No window or door openings shall be formed in the side or rear elevation of the first floor side extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing and Site Plans Drawing No.KD2026/1A, Proposed Plans Drawing No.KD2026/2A, Design Statement and Green Infrastructure Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 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.

04 The proposed changes to parking layout as shown on the 'Existing and Site Plans Drawing No.KD2026/1A' was not considered or approved as part of this application