

Delegated Decision Report

Application No:	26/0483	Statutory Period Expires:	21st August 2026
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Site:	<i>8 Queens Close Newport South Wales NP20 5FG</i>		
Proposal:	<i>PROPOSED FRONT EXTENSION, ALTERATIONS TO EXISTING REAR FIRST FLOOR EXTENSION AND ASSOCIATED WORKS</i>		
Applicant:	<i>P Silbor</i>		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two-storey semi-detached dwelling within the Allt-yr-Yn Ward. It is located on the north side of Queens Close, a purpose-built residential development within the defined settlement boundary. The property benefits from one off-street driveway parking space to the front which will be retained and a private rear amenity space. The topography of the site is such that the land levels decrease towards the north result in a lower ground floor visible from the rear only. Beyond the rear boundary of the property, there is a designated recreational ground/ informal space named Barrack Hill which is also designated as a Site of Importance for Nature Conservation (SINC).

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for a front extension, alterations to the existing rear first floor extension and associated works. The proposal includes the replacement of the existing front porch with a front extension, and the repositioning of the front entrance door to the side elevation of the existing dwelling. The front extension would be used as a bathroom.

3.2 At the rear, alterations are proposed to the existing first-floor projection, including replacement of the roof to improve the thermal performance of the structure. The scheme also involves the removal of part of the rear wall and the installation of an obscure-glazed balcony screen on the common boundary with the adjoining dwelling, together with an obscure-glazed side panel, measuring approximately 1.1m and 1.8m in height respectively. Existing rear-facing and side-facing windows within this projecting element would be retained.

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)

Strategic Policies

- SP1 Sustainability

General Policies

- GP2 General Development Principles – General Amenity
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design
- GP7 General Development Principles – Environmental Protection and Public Health
- T4 Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection; no highway impact is anticipated

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 9/07/26 and a Site Notice was put up on 15/07/26.

7.1 NEIGHBOURS: No representation received to date

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The House Extensions and Domestic Outbuildings SPG advises that front extensions are generally unacceptable in principle due to their prominence within the streetscape, and that only in limited circumstances will proposals of this nature be considered acceptable. In this case, whilst the proposal constitutes a front extension through the enclosure and incorporation of the existing porch into the dwelling, the works would not result in any significant increase in the footprint, scale or overall form of the existing structure. The proposed scale and design of the extension are considered to be acceptable (expanded on in a latter section of this report) avoiding any adverse visual impact that would prejudice the amenity or character of the existing dwelling or wider area, therefore, although the proposed development would not accord with the adopted guidance contained within the SPG the LPA have not been able to identify an unacceptable level of harm arising from the proposal that would warrant planning consent being refused.
- 8.2.2 The proposed front extension would utilise materials to match the existing dwelling, including the proposal of a pitched hipped roof finished in slate. This ensures the development would remain visually sympathetic to the character and appearance of the property. Consequently, the development would not appear incongruous within the street scene and would not give rise to any adverse impacts on visual amenity or the character of the area. On balance, the proposal is considered acceptable notwithstanding the limited conflict with the guidance.
- 8.2.3 At the rear of the dwelling, the proposal relates primarily to alterations to an existing structure, with no significant increase in its scale, height or overall massing. Therefore, the development would not appear overbearing or visually intrusive. The proposed privacy screens, measuring approximately 1.1m and 1.8m in height, would be modest additions that are subsidiary to the host dwelling and would not result in an incongruous feature when viewed from surrounding properties or the wider area. The replacement roof and associated external works would integrate satisfactorily with the existing projection and would maintain the character and appearance of the dwelling. Accordingly, the proposal would not result in any unacceptable impact on the visual amenities of the site or the surrounding area.

8.3 Residential Amenity:

- 8.3.1 The proposed development would replace the existing front porch with a front extension of the same scale and footprint, incorporating a shower room within the extended accommodation. A front-facing obscure-glazed window is proposed to serve this room, ensuring there would be no opportunities for overlooking or potential to detract from the living conditions of neighbouring occupiers due to the proposed use. Given the nature of the accommodation, together with the absence of any side-facing fenestration, it is considered to adopt an acceptable scale, design and finish that would not prejudice the living conditions of neighbouring occupiers.
- 8.3.2 At the rear of the dwelling, the proposal includes alterations to an existing rear first-floor projection, together with the installation of an obscure-glazed balcony screen and an obscure-glazed side privacy screen. As the development does not involve any significant increase in the height, depth or overall scale of the existing projection, it is not considered that the proposal would result in any unacceptable loss of light, outlook or have an overbearing impact on neighbouring properties and the inclusion of the privacy screens would result in a betterment in respect of privacy levels based on the existing.

8.3.3 Whilst the alterations have the potential to introduce opportunities for overlooking from the first-floor level, the proposed 1.1m high obscure-glazed balcony screen and 1.8m high obscure-glazed side privacy screen would effectively restrict direct views towards neighbouring properties and their private amenity areas. In addition, the existing rear-facing and side-facing windows within the projection are to be retained and would not materially alter the existing relationship between the application property and adjoining dwellings. Accordingly, the proposal is not considered to result in any unacceptable harm to the living conditions enjoyed by neighbouring occupiers and complies with the residential amenity objectives of Policy GP2 of the Newport Local Development Plan.

9. Biodiversity:

9.1 Policy 9 of Future Wales states that development proposals should secure the maintenance and enhancement of biodiversity and build ecosystem resilience, whilst Policy GP5 of the Newport Local Development Plan expects proposals to maintain, protect and enhance ecological features and networks. The proposal relates to modest alterations to an existing residential property and is not considered likely to adversely affect any ecological features or habitats. Whilst the site lies in close proximity to Barrack Hill, which is designated as both recreational open space and a Site of Importance for Nature Conservation (SINC), the proposed works are small-scale in nature, confined to the existing residential curtilage and located well away from the designated area. As such, the development would not impact upon the features for which the SINC is designated, nor would it adversely affect its ecological function, integrity or value as an area of informal open space. In support of biodiversity enhancement, the applicant has proposed the installation of a bird box. Having regard to the scale and nature of the development, this measure is considered reasonable and proportionate and would provide a net benefit for biodiversity. Accordingly, the proposal is considered to comply with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan.

10. OTHER CONSIDERATIONS

10.1 *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.

10.2 *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.

10.3 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.

10.4 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.

10.5 *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.

10.6 *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.

11. CONCLUSION

11.1 The proposed porch replacement and rear storey extension alterations are considered to be acceptable and to meet the relevant requirements of both local and national planning policies

12. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations, Site Location Plan, Site Plans

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 extension and porch hereby permitted shall only be of materials to match those of the existing building and shall be applied in their entirety prior to the extension coming into beneficial use.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 The obscure-glazed screens shown on the approved plans shall be installed prior to the first use of the balcony hereby approved and shall thereafter be retained in perpetuity. The glazing shall be permanently maintained at a minimum of Level 4 obscured glass (or equivalent) on the Pilkington Scale of Obscurity and shall not thereafter be replaced with any form of clear glazing.

Reason: To safeguard the privacy and living conditions and residential amenities of neighbouring occupiers.

04 The window proposed within the front extension hereby approved shall be fitted with obscure glazing to a minimum of Level 4 on the Pilkington Scale of Obscurity and shall be

maintained as such for the lifetime of the development. No other windows shall be added to the front extension without the express consent of the Local Planning Authority.
Reason: To safeguard the privacy and living conditions and residential amenities of neighbouring occupiers.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5 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.