

Delegated Decision Report

Application No:	25/0514	Statutory Period Expires:	12th September 2025
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Site:	33 Eveswell Park Road Newport NP19 8GT		
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION		
Applicant:	P Jones		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached, two storey dwelling located on Eveswell Park Road, in the Beechwood ward. The property benefits from a front garden which provides 1no off road parking space and the dwelling is well screened by an evergreen hedge along the front boundary. Externally, the property is finished in red brick with white UPVC windows.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the north of the property is Woodland Park which is a designated Environmental Space. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey extension is proposed, measuring 1.8m in width extending from the side elevation, 2.5m in depth, 3.6m to the top of the proposed mono-pitch roof and 2.2m to the eaves. The extension would be set back 100mm from the front elevation of the dwelling (850mm from the bay window) finished in red brick to match the existing. Fenestration would consist of 1no single pane window on the front window and 1no Velux rooflight in the roof slope. To accommodate the extension, 1no front facing and 1no side facing ground floor level window would be removed from the existing dwelling.

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)
***Policy GP2 – General Amenity** states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.*
***Policy GP5 – Natural Environment** states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.*
***Policy GP6 – Quality of Design** states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.*
- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)
6. **CONSULTATION RESPONSES**
- 6.1 HIGHWAYS OFFICER
No objection
The proposed extension would not impact rear access or parking requirements/provision. There are therefore no objections on highway related grounds.
7. **PUBLIC REPRESENTATIONS**
Neighbour notification letters were sent on 11.07.2025.
- 7.1 NEIGHBOURS: 4no neighbours were consulted. No representation received to date.
8. **ASSESSMENT**
- 8.1 **Visual Amenity/ Character and Appearance;**
The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. The extension would be built on the side elevation and would therefore be highly visible from the public realm. There is an existing original two storey extension set back 2.6m from the front elevation. The proposed extension would occupy the space between the existing two-storey side extension and the front elevation albeit that a very small set back is shown. The House Extensions and Domestic Outbuildings SPG states that a side extension 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. While the proposed setback is under one metre, it is considered that due to the scale of the extension, a minimal setback is acceptable in this instance. Given the above, it is considered that the proposed extension is appropriately scaled and sited. Moreover the extension would not project beyond the side elevation of the existing two-storey side extension so a side access to the rear garden is maintained and the extension is appropriately scaled.
- 8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). A mono-pitch roof is proposed which matches the pitch of the existing two storey side extension. The slope of the pitch would also match the two-storey side extension to create a coherent form of development. Given the above, a mono pitch roof is considered acceptable.
- 8.3 **Residential Amenity:**

Due to the layout of Eveswell Park Road, no.33 sits 2.3m forward of no.31. The proposed extension would also sit forward of the neighbouring principal elevation. The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms. The 45-degree test (plan view and elevation view) is applicable where an extension from an existing building line affects a protected window. The nearest protected window would be 7m away from the proposed extension so the 45-degree test is not applicable in this instance and it is not anticipated that the extension would reduce natural light into the neighbouring habitable rooms.

8.4 Moreover, it is not anticipated that the extension would appear overbearing given that it is set in 1m from the shared boundary with no.31 and is of limited height and scale.

8.5 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring amenity as the proposed fenestration would onlook the highway.

8.6 **Highways Safety:**

The property currently benefits from 1no off road parking space in the front garden. The proposed extension would not remove the existing parking provision, and the space would be maintained. Moreover, the side/rear access would be maintained. As such, the Council's Highways Officer has not offered any objections on highway related grounds.

8.7 **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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. An existing Castor Oil Plant is to be removed however no compensatory planting or ecological enhancement is proposed as part of the development. Nevertheless, it is considered that given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development would not harm the visual or residential amenity of Eveswell Park Road. The development would not result in the loss of off-road parking or a side/rear access at the property. A condition will be added to ensure a biodiversity enhancement scheme commensurate to the scheme is proposed. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION**

GRANTED WITH CONDITIONS

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

- 7069 - PL01 Site Location Plan
- 7069 - PL04A Proposed Floor Plans
- 7069 - PL05 Proposed Block Plan,
- 7069 - PL04C Proposed Floor Plan and Elevations

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 No window or door openings shall be formed in the southern (side) elevation of the single storey extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring property in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bat shelter shall be installed in accordance with the details as shown in '7069 - PL04C Proposed Floor Plan and Elevations' and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 7069 - PL01 Site Location Plan, 7069 - PL02 Existing Block Plan, 7069 - PL03 Existing Floor Plans, 7069 - PL04A Proposed Floor Plans, 7069 - PL05 Proposed Block Plan, 7069 - PL04C Proposed Floor Plan and Elevations, 7069 - PL03A Existing Floor Plans and Elevations.

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