

Delegated Decision Report

Application No:	25/0446	Statutory Period Expires:	30th July 2025
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Site:	16 The Uplands Rogerstone Newport NP10 9FA		
Proposal:	PROPOSED REAR SINGLE AND TWO STOREY EXTENSION FOR LOUNGE, KITCHEN AND BEDROOM		
Applicant:	M Baker		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey semi detached dwelling located on The Uplands, a residential street within Rogerstone. The site falls within the defined settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent to erect a part single storey extension part two storey extension to the rear of the property. The extension would measure 4.3m in depth, 8.215m in width at ground floor, and 3.745m in width at ground floor. The single storey extension which is proposed on the north east elevation would have a lean to roof with a maximum height of 3.6m. The two storey extension on the south east elevation would have a pitched roof and would have a maximum height of 6.5m. A Juliette balcony and bi- folding windows are also proposed on this elevation. There are two windows proposed on the side elevation proposed with obscure glass.

3.2 In terms of materials, the proposed roof tiles and render would match that of the existing property. The lean-to roof would also have two velux roof lights measuring 780x 1400mm.

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)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection-
There are no adverse impacts on highway matters anticipated.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.06.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 Principle of Development

A proposed rear single storey extension and a rear two storey extension for residential use is, in principle, deemed acceptable. However, further considerations are discussed below.

The Single Storey Extension

8.2 Visual Amenity/ Character and Appearance

When assessing the rear extension, the house extensions and domestic outbuildings SPG states, *Wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of every extension should be appropriate to the main building and the space around it.* The extension is proposed on the rear elevation of the dwelling and the size and form is subordinate to the main dwellinghouse. The materials proposed would match those of the existing dwellinghouse, creating a coherent form of development to the rear. The addition of the lean to roof would be deemed appropriate given its siting to the rear of the dwelling.

8.3 Residential Amenity

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 and back gardens.' Given the location of the proposed extension, the separation distance to 17 The Uplands, and the topography of the land, it is considered that the single storey rear extension would not result in an adverse impact on its residential amenity.

The Two Storey Extension

8.4 Visual Amenity/ Character and Appearance

The proposed two storey extension would be sited on the rear elevation of the property and would therefore not be visible from public vantage points. Additionally, the extension would be finished in materials to match the host dwelling. It is also considered that the size and form of the two storey extension is appropriate to the main dwelling and the space around it. Overall, it is considered that owing to its location, scale and design, the proposed two-storey rear extension would not result in a harmful impact on visual amenity and detract from the character and appearance of the property and wider streetscape.

8.5 Residential Amenity

Regarding two storey rear extension, the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) states that 'In most cases, two-storey rear extensions should not be more than 3.00 metres deep, but each application will be considered on its own merits.' The depth of the one storey and two storey extension would be 4.3 however, it is considered that this would not be particularly obtrusive against the surrounding properties due to the topography of the land and the ample garden space.

8.6 The property is a semi-detached dwelling shared with 15 The Uplands, therefore the 45° test is required. The neighbouring property has a ground floor window on the rear elevation and the extension would project beyond the existing protected windows. For the plan view test, a notional line was drawn at 45 degrees from the centre of the affected window. The proposed extension did not project beyond this line. For the elevation view test, a notional line was drawn from the centre of the protected window at 45 degrees. The elevation also passed this test, and as such, it is anticipated that the development will not adversely affect the neighbouring property by means of a loss of daylight.

8.7 Additionally, as the proposed development is sited on the common boundary, the proposed Juliette balcony must also be assessed in terms of any potential overlooking. As the bifold windows are in place of existing windows, and the Juliette balcony prohibits the windows to fully extend open outwards, it is considered that this will not result in any overbearingness or overlooking looking to 15 The Uplands.

8.8 Furthermore, it is considered that there will be no adverse impact of the two windows proposed on the side elevation, as these will be obscure glazed and non-opening. The maintenance of this has been conditioned below.

8.9 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. The plans have not proposed a biodiversity enhancement, therefore, this will be 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 It is considered that the proposed extension would not have a detrimental impact on neighbouring and visual amenity, and therefore the proposed development is granted with conditions.

11. **DECISION
GRANTED WITH CONDITIONS**

01The development shall be implemented in accordance with the following plans and documents <001 - Existing Floor Plans, 002- Existing Elevations, 003 - Proposed Floor Plans, 004-Proposed 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 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. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the commencement of development the two second floor windows in the side elevation shall be fitted with obscure glazing and as non-opening and shall be retained in that state thereafter in perpetuity.

Reason: To protect the privacy of adjoining occupiers.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 001 - Existing Floor Plans, 002- Existing Elevations, 003 - Proposed Floor Plans, 004-Proposed Elevations.

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