

Delegated Decision Report

Application No:	25/0173	Statutory Period Expires:	6th May 2025
------------------------	----------------	----------------------------------	---------------------

Site:	<i>White Haven Chepstow Road Newport NP26 3AD</i>		
Proposal:	<i>FIRST FLOOR EXTENSION OVER EXISTING DOUBLE GARAGE</i>		
Applicant:	<i>P Mears</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 White Haven is a two-storey detached dwelling location in the Bishton and Langstone ward, Newport. The site is within the countryside as identified in the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly characterised by residential dwellings, although St Johns Hall is located immediately to the west of the property. The site is adjacent to Wentwood Special Landscape Area as identified by Policy SP8

2.2 The property benefits from a generous rear and front garden with multiple off-road parking spaces. The external elevations are finished in smooth white render with white UPVC windows with a traditional style window grille. The design incorporates a single storey side extension with a dual pitch roof which serves as a double garage.

2.3 The site and neighbouring properties along Chepstow Road are set well back from the highway and display a varied mix of architectural style and boundary treatments. Due to the lack of architectural consistency along Chepstow Road there is no uniform building line. There is a generous interval between White Haven and The Steps (neighbouring property) and the properties are dissected by a single-track lane which provides access and egress to Village Farm, New Village Farm and Wellfield House to the south of the application property. The property is visible from the A48 Chepstow Road and a neighbouring Public Right of Way and forms one of a small collection of buildings in this part of rural Newport.

3. DESCRIPTION OF DEVELOPMENT

3.1 A first floor side extension measuring 7.86m in height to the ridge (an increase of 2.4m), 5.3m in height to the eaves (an increase of 3m), 6.65m in width and 6.59m in depth is proposed above the existing double garage. The existing garage protrudes 2.3m beyond the front elevation of the property and the first-floor extension would be built above this footprint, meaning that the extension would also project 2.3m beyond the front elevation.

3.2. In terms of design, the extension would adopt a pitched roof, creating a large gable on the front elevation. The external elevations would be finished in a smooth white render and the roof would be finished in tiles to match the existing. In terms of fenestration, a picture window, measuring 5.65m in width and 3.76m in height is proposed on the front elevation, 2no skylights in each roof slope of the gable on the front elevation, 2no skylights in the rear roof slope and double sliding glass doors with a cantilevered glass balcony is proposed at first floor level on the rear elevation.

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 SP1 – Sustainability states that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary. They will be assessed as to their potential contribution to: i) the efficient use of land; ii) the reuse of previously developed land and empty properties in preference to greenfield sites; iii) providing integrated transportation systems, as well as encouraging the co-location of housing and other uses, including employment, which together will minimise the overall need to travel, reduce car usage newport local development plan 2011 – 2026 january 2015 17 and encourage a modal shift to more sustainable modes of transport; iv) reducing energy consumption, increasing energy efficiency and the use of low and zero carbon energy sources; v) the minimisation, re-use and recycling of waste; vi) minimising the risk of and from flood risk, sea level rise and the impact of climate change; vii) improving facilities, services and overall social and environmental equality of existing and future communities; viii) encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres; ix) conserving, enhancing and linking green infrastructure, protecting and enhancing the built and natural environment; x) conserving and ensuring the efficient use of resources such as water and minerals.

Policy SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

Policy SP8 – Special Landscape Areas states that proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.

Policy SP9 – Conservation of the Natural, Built and Historic Environment states that the Conservation of the Natural, Historic and Built Environment the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

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 GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi)

design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

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 CONSULTATION RESPONSE

No objection

The proposals would have no impact on highways or parking requirements. There are therefore no objections raised

6.2 PUBLIC RIGHTS OF WAY OFFICER

The following points should also be considered as PROW 402/45/1 runs to the West of the property:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
3. The fabric of the PROW's must not be adversely affected in any way;
4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 13/03/2025.

7.1 NEIGHBOURS: 4no neighbours were consulted. No representation received to date.

7.2 PENHOW COMMUNITY COUNCIL: Council considered this application and conclude to support the application with no comment.

8. ASSESSMENT

8.1 Principle of Development:

The property is within the countryside and as such, development is only permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

8.2 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 at first floor level which is highly visible and as such, views would be afforded from Chepstow Road, and a public right of way which runs to the west of the property. Its size, forward projection and overtly contemporary design with large glazed panelling to the upper floor gable would result in an unduly dominant extension to this otherwise simple design dwelling. It significantly expands the upper floor, projecting forward and both its front and side elevation

will be particularly prominent in views from public vantage points. With a depth of over 10m, the side elevation will be of considerable scale and comprise a blank white rendered façade that will be unsympathetic to the host and represent an unjustified and unacceptable enlargement of this rural property.

- 8.3 In accordance with Policy SP5, the development should be sensitively designed to reflect the character of the immediate and surrounding area. It is considered that aspects of the design, namely, the introduction of large, glazed windows on the front and a cantilevered balcony on the rear elevation would appear out of keeping with the neighbouring properties, making the extension significantly more conspicuous. No windows of a similar ilk can be seen within the streetscape, with this stretch of Chepstow Road displaying more traditional, cottage-style homes with minimal glazed elements. Given that the fenestration to elevation ratios have not been unduly altered by the introduction of heavily glazed elements, it is considered that the introduction of a large picture window, along with the massing of the scheme and its visibility would, in combination, give rise to an incongruous development in this context.
- 8.4 The property has an attractive and generous front garden to Chepstow Road with the dwelling occupying a prominent position with wide reaching views. Its simplistic form is consistent with the wider traditional context, contributing to a pleasant amenity and setting. The width of the proposed extension would take the two-storey frontage of the property to 19.9m from an existing width of 13.3m, an increase that would elongate the appearance of the front elevation of the property significantly. The House Extensions and Domestic Outbuildings SPG states that a two-storey 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. No set back is proposed under this development as the extension is proposed over the footprint of the existing single storey side extension, meaning that it projects 2.3m forward of the front elevation of the main dwelling. Similarly, the SPG states that an extension should be set down from the ridge of the host dwelling, but no such set down is proposed in this case. Consequently, the proposal significantly alters the character of the property, adding a large and visible extension that has little regard to the design of the host property. Additionally, the design adds unnecessary and jarring features such as cantilevered balconies and contemporary openings to further highlight its lack of integration with the host and its neighbours. The proposal is of unacceptable design and scale and will have a demonstrable adverse impact upon the appearance of the host dwelling and the streetscene.
- 8.5 Policy H13 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) states that beyond settlement boundaries, proposals will only be permitted provided that the volume of the extension is not more than 30% of the original dwelling. The proposed extension would not exceed the 30% threshold however this does not mean that scale is appropriate, and it has already been concluded that its massing and design have an unacceptable impact on matters of acknowledged importance. Whilst large extensions can be justified in rural settings, in this case the proposal is not acceptable for reasons set out above
- 8.6 Policy SP8 states that proposals within designated Special Landscape Areas should contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features. Although the application site is not within the SLA, the property is located directly adjacent and could therefore influence the setting. It has already been concluded that the proposal, due to its unacceptable design and scale and will have a demonstrable adverse impact upon the appearance of the host dwelling and the streetscene which is inappropriate in this rural setting. It is therefore deemed that the proposal is not in accordance with Policy SP8.
- 8.7 **Residential Amenity:**
The extension would be set in 1.8m from the nearest boundary which abuts the single-track access lane to Village Farm, New Village Farm and Wellfield House to the south of the application property. St Johns Hall is situated on the adjacent side of the lane, 10.3m away from the proposed extension. The extension would be sited 14m from the side elevation of

the nearest neighbouring property (The Paddock) and views are largely screened by the existing two-storey massing of the property. Given the above, it is not anticipated that the extension would appear unduly dominant in relation to the neighbouring amenity and it is considered that the proposed extension would not adversely affect neighbouring residential amenity by means of a loss of light or overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.8 Regarding the proposed fenestration, the House Extensions and Domestic Outbuildings SPG states that windows in an extension must be positioned carefully. Upper storey side windows, which look directly across to a neighbour's property or garden, should generally be avoided and preference will be for their omission. No large picture window is proposed on the front elevation and double sliding glass doors with a cantilevered glass balcony is proposed at first floor level on the rear elevation. The upper storey window on the front elevation affords views toward the A48 main road and Wentwood Levels (SLA) so would not be harmful to privacy in this instance. The upper storey windows on the rear elevation would provide views of the rear garden and would not demonstrably impact neighbouring amenity over and above what can already be achieved through the existing upper storey windows. With regard to the above, it is considered that the proposed extension would not adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

Other Issues.

- 8.9 A public right of way (402/45/1) runs to the West of the property. The PROW is required to remain completely unobstructed, and its fabric cannot be adversely affected in any way. The proposal would be built above the existing footprint and so the integrity of the PROW would be upheld.
- 8.10 The property is located in an area where there is a high likelihood of bats (a European Protected Species) being present. The works involve cutting into the existing roof. PPW12 states in para 6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied. The proposal is required to demonstrate biodiversity enhancement but no information in this respect has been provided, and no Green Infrastructure Statement has been submitted. Peripheral landscaping is a key feature in this area and contributes to the overall very pleasant amenity of the street scene and wider environs including countryside and special landscape area. The absence of biodiversity and green infrastructure information weighs against the scheme and the lacking of this detail will form part of the reason for refusal.

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 its design, scale and location, the proposed extension represents an unacceptable and incongruous development to the detriment of the appearance of the host property and the street scape along this stretch of Chepstow Road. This is not in accordance with Policy GP6 of Newport Local Development Plan 2011 – 2026 (Adopted January 2015) or the Councils adopted SPG on House Extensions.

11. **DECISION**

REFUSED

01 By reason of its rural location, large scale and poor design, the proposed development will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity, rural landscape and the appearance of the host property and streetscene. This is contrary to Policies SP5, SP8, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

02 The development will have a significant adverse impact upon interests of acknowledged importance, namely biodiversity and rural landscape as the proposal is located in countryside, adjacent to Special Landscape Area and existing landscape features and includes alterations or extensions to the roof where species such as bats are more likely to be impacted. No Green Infrastructure Statement or ecological information has been submitted to mitigate this objection to the detriment of biodiversity and ecosystem resilience. This is contrary to Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Plan, Proposed Plans, Roof Layout Existing

Proposed, Proposed Elevation, Location Plan, Existing Plans, Front and Side Exist & Prop Axonometric, Rear and Side Exist & Prop Axonometric.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP8, SP9, GP2, GP4, 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.