

Delegated Decision Report

Application No:	26/0073	Statutory Period Expires:	8th May 2026
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Site:	<i>Callan Villa Tregarn Road Langstone Newport NP18 2JS</i>		
Proposal:	<i>REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF A SINGLE-STOREY EXTENSION</i>		
Applicant:	<i>N M Brennan</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Callan Villa is a detached two storey dwelling located in Langstone, in the Bishton and Langstone ward. The property forms the penultimate dwelling along Tregarn Road and shares its rear boundary with Old Roman Road.

2.2 The property is set within a predominantly residential area characterised by detached and semi-detached dwellings of varying architectural styles and periods. The dwelling benefits from a large front garden and a private rear garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing ground floor single-storey glazed conservatory which projects from the right-hand side of the rear elevation. The existing structure features a lightweight glazed roof with a shallow pitch and full-height glazed panels and doors, measuring 2.8m in depth, 3.8m in width, 2.4m to the eaves and 3.3m to the ridge.

3.2 A single storey extension is proposed over the existing conservatory footprint, measuring 4.5m in width, 3.2m in depth and a maximum height of 3.3m. Fenestration consists of 1no large, glazed window on the east facing elevation, 1no set of bifold doors on the north-facing elevation and a high-level window on the west facing elevation. The extension would be finished with metal cladding, with the colour chosen to match the existing top sideboard elevations.

3.3 In terms of biodiversity enhancement, the installation of 1no timber bird box on the existing mature tree is proposed. The bird box will be positioned at approximately 2–4 metres above ground level, facing north-east to south-east to avoid prevailing weather.

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 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 10.02.2026.

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

7.2 LANGSTONE COMMUNITY COUNCIL: No response 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. An adequate area of garden space would be retained, and the size and form of the extension are appropriate in the context of Tregarn Road. The extension would be built on the rear elevation which is not highly visible from the public realm, and the extension is therefore appropriately sited.

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 flat roof is proposed which does not comply with the guidance however a flat roof is not an uncommon feature for householder extensions and owing to the limited visibility, is acceptable in this instance.

8.3 In terms of materials, the extension would be finished with metal cladding in a colour to match the existing top sideboard elevations, meaning that the extension would not match the brick finish of the main dwellinghouse. Notwithstanding this, it is not uncommon for single-storey rear extensions to propose an alternative finish to the host dwelling and taking into account the limited visibility of the extension from the wider street scene it is considered that the extension would not appear highly conspicuous, nor would it detract from the character of the property.

8.4 **Residential Amenity:**

The House Extensions and Domestic Outbuildings SPG states that 'A house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens. In order to prevent perceived loss of light or overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The extension would be set in 1.4m from the shared boundary with Wick Dale (8.2m from the dwelling) and 8.3m from Mill Brook. The extension is largely built over the footprint of the existing conservatory although due to its rectangular shape, would marginally increase massing at the corners. The extension would measure a maximum height of 3.3m. Given the above, it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing or loss of light and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 In terms of fenestration, 1no set of bifold doors are proposed on the rear elevation. It is not anticipated that these will provide any unacceptable views into neighbouring amenity as the proposed windows would onlook the rear garden. 1no large, glazed window is also proposed in the eastern side elevation of the proposed extension. The dwelling to the east of Callan Villa (Mill Brook) is stepped behind the rear elevation of the dwelling so the windows would not provide any views toward the neighbouring dwelling. 1no high level window is proposed in the western side elevation (facing toward Wick Dale). While side facing windows are generally not preferable, the window would be high level, it is sufficiently set in from the boundary, and it would replace existing larger side facing windows which provide a greater level of onlooking toward the neighbouring property. Given the above, the development is unlikely to impact the neighbouring property by means of a loss of privacy, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.

8.6 **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 installation of 1no timber bird box on the existing mature tree is proposed. The bird box will be positioned at approximately 2–4 metres above ground level, facing north-east to south-east to avoid prevailing weather. The implementation of this scheme will be secured via 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 does not harm the visual or residential amenity of Tregarn Road. A condition will be added to ensure the implementation of the biodiversity enhancement scheme. The proposal is in accordance with Policies GP2, GP5 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:

- PL01 - Site Location/ Block Plans
- PL24A - Proposed Ground Floor Plan
- PL25A - Proposed Rear Elevation
- PL26A - Proposed Side Elevation
- PL27A - Proposed Side Elevation 1.
- PL30 Biodiversity Enhancement Plan
- Biodiversity Enhancement Plan

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 first beneficial use of development hereby approved, the bird box shall be installed in accordance with the details as shown in 'Biodiversity Enhancement Plan' and 'PL30 Biodiversity Enhancement Plan' and retained for the lifetime of development.

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

03 At no time shall the flat roof of the extension hereby approved be used in any form as a balcony, roof terrace, storage area, sitting out area or similar amenity area.

Reason: To protect the privacy of occupiers of adjoining residential properties, in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Biodiversity Enhancement Plan, PL30 Biodiversity Enhancement Plan, PL01 - Site Location/ Block Plans, PL03 - Existing Site Plan, PL04 - Existing Ground Floor Plan, PL10 - Existing Rear Elevation, PL11- Existing Side Elevation, PL12 - Existing Side Elevation 1, PL24A - Proposed Ground Floor Plan, PL25A - Proposed Rear Elevation, PL26A - Proposed Side Elevation, PL27A - Proposed Side Elevation 1.

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.