

Delegated Decision Report

Application No:	26/0105	Statutory Period Expires:	12th May 2026
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Site:	270 Mill Heath Bettws Newport South Wales NP20 7RD		
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION FOR THE PROVISION OF A GARAGE AND UTILITY ROOM		
Applicant:	D Garwood		
Type:	Full	Ward:	Bettws
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 An application for a two-storey side extension was refused under ref.25/0682 in October 2025. The reason for refusal is as below:

“The development, by reason of its location, height, local topography and design, has an adverse and unneighbourly impact on the neighbouring occupiers at no246 Mill Heath by means of overbearing effect and loss of perceived space. Therefore, the proposal would be contrary to Policies GP2 and GP6 of Newport Local Development Plan 2011-2026 (Adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG (Adopted January 2020).”

- 1.2 The decision was appealed and subsequently dismissed in January 2026.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a two-storey semi-detached dwelling located at the terminal of Mill Heath, situated off a private drive in the Bettws ward. The property benefits from a large front garden which provides multiple off road parking spaces. 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 the Newport Local Development Plan 2011 – 2026 although the property shares a rear boundary with the countryside and the north of Bettws Special Landscape Area. Surrounding the property is predominantly residential dwellings. Due to the topography of Mill Heath, the land slopes from the west to the east.
- 2.3 A garage has previously been built on the site, and this is now used as an additional living space/ cinema room. A lean-to storage shed is currently located on part of the driveway, which is due to be replaced as part of this proposal

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A single storey extension is proposed, extending 4.4m in width from the eastern side elevation and 7.5m in depth. The extension would be built above the existing ground level of the driveway which is approximately 1m lower than ground level of the dwelling and would measure 4m in height to the ridge and 2.5m to the eaves. The extension would be red brick to match the existing and set back 850mm from the front elevation of the host dwelling. The design comprises of a ground floor ‘link’ to the existing cinema room through the creation of an integrated garage for the storage of a vehicle along with a location to store bins/ recycling. Fenestration consists of a roller shutter/garage door in white on the front elevation, 1no door on the eastern side elevation and 1no Velux rooflight.
- 3.2 In terms of biodiversity enhancement, a Woodstone Seville Nest box is proposed beneath the eaves on the Eastern (side) elevation.

4. RELEVANT SITE HISTORY

App	Proposal	Decision	Decision Date
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Number			
25/0682	CONSTRUCTION OF A TWO STOREY SIDE EXTENSION	REFUSED AND APPEAL DISMISSED	16.10.2025

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 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 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

No objection

There are no highway related impacts or objections.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 27.02.2026.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 **Visual Amenity/ Character and Appearance;**

The site is located at the end of a row of terraces on a corner plot. Given the general shape and regularity of similar plots on the estate, this plot is unusually larger due to being located on the estate perimeter and in a corner. 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 to the host dwelling. The extension would be built on the side elevation, which is typically a more prominent elevation, although due to the established layout of Mill Heath, the extension would be set away from the adopted highway and only partial views of the extension would be afforded, meaning it would not appear unduly prominent within the street scene.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that insensitively designed side extensions can harm the townscape by changing the pattern of development in an area by filling the spaces between buildings. In this instance, no.270 Mill Heath forms the end dwelling in a cul-de-sac, and the adjacent side boundary forms the rear boundaries of no.244, no.246 and no.248 Mill Heath which are downslope of the development site. As such, there is no adjacent side elevation, and the proposed single storey extension would not contribute to a terracing effect or disrupt the visual rhythm of solids and voids. It is recommended that a side extension is set in at least one metre from the side property boundary. The proposed extension is set in 1m from the boundary which meets recommended distance and therefore, it is not anticipated that the development would cause significant harm to the townscape as the sense of light and space is preserved at street level.

8.3 The SPG also states that insensitively designed side extensions can harm the townscape by eliminating the lines of symmetry between semi-detached houses. The site and adjoining dwelling (no.272 Mill Heath) retain a balanced and symmetrical appearance in terms of property widths and fenestration placement fronting the street, albeit the context has been altered by a single storey side extension on the side elevation of no.270. This is evident in several pairs of semi-detached properties along Mill Heath, with few exceptions and the street has not been unduly altered to date in terms of its character and the majority of the existing properties along this stretch exhibit a modest design with the same proportions and roof form (red brick narrow fronted dwellings with traditional windows and a pitched roof). No single storey extensions of a similar ilk can be found within the immediate context of Mill Heath. Although there are limited examples of similar side extensions in the vicinity, it is acknowledged that due to the compacted nature of the site, few properties have sufficient space to host any considerable side extensions. No.270 Mill Heath is a larger plot due to its corner location on the site and being on the end of a run of terraces, so an extension of a larger scale is acceptable in this context.

- 8.4 The site shares its rear boundary with the North of Bettws Landscape Area, as identified by Policy SP8 of the Newport Local Development Plan 2011 – 2026. 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. The design of the proposed extension is in keeping with the already established residential character of the area through choice of materials, symmetry and scale. As such, it is considered that the development would not introduce harm to the setting over and above the existing situation.
- 8.5 **Residential Amenity:**
To the east of the host property is a small terrace of three properties (nos.244 – 248 Mill Heath) whose rear gardens abut a close-boarded fence along the shared boundary. There is a particularly close spatial relationship between these properties and their gardens, which vary in size, with some, including the middle property, No. 246, having notably limited rear amenity space. The application site also occupies higher ground than the terrace. The proposed extension would be positioned to the side of the existing dwelling, bringing its end elevation closer to the shared boundary with the terrace of properties to the east. Nevertheless, the extension would be set in 1m from the boundary and would measure 2.5m in height at the point closest to the boundary, reaching up to a maximum of 4m toward the host dwelling. Given the limited height of the proposed extension, it is considered that it would not appear visually dominant nor oppressive when experienced from the rear of terraced properties downslope. Although the extension would introduce built form closer to the boundary, the development would not substantially reduce the spatial openness nor significantly erode the perceived sense of space around the dwelling. Given the above, it is considered that the extension would not result in a harmful nor visually intrusive relationship with neighbouring properties and the development is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 The House Extensions and Domestic Outbuildings SPG states that the 25° test would be required where it relates to protected windows facing other buildings or relevant structures. In most cases, a proposal that fails the 25° test in relation to a neighbour's protected window will not receive planning permission however a judgement will be made on whether or not a development that fails this test on a protected window has a demonstrable adverse effect on the protected window over and above the existing situation. This will have regard to the relationship of the protected window to existing built development, the built character of the area, its orientation, the presence of other windows serving the same room and any other factors deemed to be material to the assessment of daylight impact on the window. Each of the 3no properties downslope have protected windows on the rear elevation which would face toward the extension. The proposed extension passed the 25-degree light test when conducted from the ground floor window of no.246 (measurement taken from the central dwelling). This demonstrates that the extension would not diffuse daylight available to the existing windows. Moreover, owing to the limited height of the extension, it is considered that the extension would not substantially increase the conspicuity of the elevation and would not significantly reduce perceived space between the property's downslope.
- 8.7 A shadow analysis demonstrates that the existing dwelling causes partial shading of the rear gardens of no.246 and no.244 Mill Heath during the late afternoon, indeed, an effect exacerbated during the winter period. Owing to the scale and location of the extension, it is not anticipated that the proposed extension would not significantly increase shadowing over and above the existing situation.
- 8.8 There are no windows proposed in the extension. 1no door is proposed in the eastern side elevation facing the shared boundary with no.248 Mill Heath however the door would face the 2m tall boundary fencing and would not provide any unacceptable views towards neighbouring amenity.
- 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. A Woodstone Seville Nest box is proposed beneath the eaves on the Eastern (side) elevation. The implementation of this can be secured 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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. A condition will be added to secure the implementation of a biodiversity enhancement scheme. The development is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026.

11. DECISION

GRANTED WITH CONDITIONS

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

- PL002 – Proposed Drawings REV A

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 development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents 'PL002 – Proposed Drawings REV A' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL001 - Site Location Plan, Existing Floor Plans and Elevations, PL002 – Proposed Drawings REV A.

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