

Delegated Decision Report

Application No:	25/0821	Statutory Period Expires:	30th April 2026
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Site:	35 East Grove Road Newport NP19 9QH		
Proposal:	TWO STOREY SIDE EXTENSION		
Applicant:	L White		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 35 East Grove Road is a two-storey dwelling located in the Alway ward. Due to the topography, the land slopes significantly from the southeast to the northwest, meaning the highway is elevated above the ground level of the rear garden and only the ground floor level is accessible from the highway.

2.2 East Grove Road is typically characterised by bungalows of a similar arrangement although many dwellings have been altered by development.

3. DESCRIPTION OF DEVELOPMENT

3.1 A two-storey link extension is proposed on the southwestern (side) elevation. The extension would connect the dwelling to the side of the existing flat-roofed garage. The extension would measure 4.6m in depth, 1.2m in width and 5.8m from the lower ground floor level. The extension would be set back 3.9m from front elevation of the dwelling, set in 2.6m from the shared boundary with no33 East Grove Road and would have a mono-pitch roof which runs flush with the slope of the existing dwelling. The extension would serve an internal stairwell connecting the ground floor to the lower ground floor and externally, would be finished in materials to match the host dwelling, including red brick at LGF and render at GF level. 1no access door is proposed at GFL on the front elevation of the extension.

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
It is not entirely clear what impact the extension has on the existing garage, but it appears to be minimal, and the garage and drive do not meet current standards anyway. On that basis there are no highway related objections.
7. **PUBLIC REPRESENTATIONS**
Neighbour notification letters were sent on 21.11.2025, Site Notice was put up on 28.11.2025.
 - 7.1 NEIGHBOURS: 2no 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 where possible, extensions should be built on the rear or least important elevations of properties, and the size and form of every extension should be appropriate to the main building and the space around it. The extension would be built on the side elevation of the dwelling, although would be set back 3.9m from the front elevation. As such, the extension would be partially visible from the public realm however it is appropriately scaled and sited in the context of the property.
 - 8.2 The Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials). The pitch would match the existing dwelling, would be flush with the existing slope and match the existing tiles. The proposal complies with the above guidance.
 - 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.' The two-storey extension would be set in 2.6m from the shared boundary with no.33 East Grove Road. Although not protected, there is 1no window at GFL adjacent to where the proposed side extension would be located. Nevertheless, given the set in from the boundary and the minimal width of the proposed extension, it is unlikely that the development would impact the level of natural light entering the window.

8.4 In order to prevent perceived overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The extension is set in 2.6m from the shared boundary shared with no.33 and is appropriately scaled in relation to the host dwelling. As such it is unlikely to give rise to overbearing effect or loss of light over and above the existing situation. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 In terms of privacy, 1 no door is proposed on the front elevation at lower ground floor level. As such, the development would not adversely affect the neighbouring amenity by means of a loss of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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. No ecological enhancement is proposed as part of the development, however 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 East Grove Road. A condition will be added to ensure the submission of a 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:

- Site Location Plan
- Proposed Floor Plans
- Proposed Elevations REV 1
- Proposed Elevations REV 1

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 NLDP 2011-2026.

03 No window or door openings shall be formed in the southeastern (side) elevation of the 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 properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

04 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Floor Plans, Proposed Elevations REV 1, Proposed Elevations REV 1, Existing Elevations REV 1, Existing Elevations REV 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.