

Delegated Decision Report

Application No:	25/0955	Statutory Period Expires:	5th February 2026
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Site:	Wide Horizons Rectory Road Llanvaches Newport NP26 3AY		
Proposal:	PROPOSED DORMER INSTALLATION		
Applicant:	A Grinstaed		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling located within the Llanvaches village boundary. The site is adjacent to the Wentwood Special Landscape Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the installation of a dormer roof extension on the east side facing roof slope. The proposed dormer roof extension would measure a width of 3.5m, a height of 2.1m and a depth of 2.6m. The proposed dormer would be clad in white pvc cladding and would contain 1no window.

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)

- GP2 – General Amentiy
- GP5 – Natural Environment
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Ecology: I have considered this application in relation to section 7.0, Figure 4 - '*Checklist for protected/priority Species Surveys*' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of this building and the works proposed to it do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey. Specifically this is a relatively modern building built between 1967 and 1975, and so is less likely to show features which allow bat access to the roof. We can never totally rule out the possibility of bat presence, so we should attach an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works. I have no other comment other than to support the proposal to plant a Wild Cherry tree in the front garden.

6.2 Landscape: The introduction of this proposed dormer would have a slightly negative impact on the landscape character within of this Special Landscape Area (Wentwood) as well as visual amenity. We would therefore encourage the applicant to plant a native specimen (18-20cm girth) tree in the front garden to compensate for this and for the benefit of biodiversity. Although the information submitted is insufficient, because of the nature of this scheme please provide the applicant with the following informative:

A new tree has been indicated on the plan; however, the species has not been identified. Suggested species are:

- Quercus robur - English Oak
- Fagus sylvatica - Common Beech
- Prunus avium - Wild Cherry

Please advise the applicant should provide that necessary support, mulching and watering regime will be provided to ensure the successful establishment of the tree, especially during dry periods in the first two years after planting.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 13/11/2025 and no comments were received.

7.1 COMMUNITY COUNCIL: Llanvaches Community Council have no comments in regards the attached planning application.

8. ASSESSMENT

8.1 Regarding roof extensions, the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance states that 'a dormer should be set back at least 50cm from the eaves of the existing building. It should also be set down at least 50cm from the ridge of the existing roof.' It also states that 'dormers should respect the character of the existing building. A badly designed dormer window will appear obtrusive and detract from the character of the main building.'

8.2 The proposed dormer would be setback 21cm from the eaves and 70cm from the ridge. The dormer would have a flat roof and be clad in white pvc cladding to match the existing dormer on the west side facing roof slope as well as cladding on the front of the dwelling and garage. The proposed dormer would be set back 3.4m from the front elevation of the property and would be of a modest scale with the majority of the roof being undeveloped (aside from the existing roof lights). The property is set at a higher level than the neighbouring property to the east as well as from the road. As the property is set within the site and raised from the road, it is considered that owing to the scale and location of the dormer extension, it would have limited visibility. Notwithstanding this, it is considered that owing to its location, scale and design it would be in-keeping with the main dwelling and would not detract from the character and appearance of the host dwelling. Whilst the site is not within a Special Landscape Area, it is adjacent to the Wentwood SLA. As such, the Council's Landscape Officer requested that a native specimen tree be planted in the front garden. A plan has been submitted showing the location and type of tree to be planted and the Officer is satisfied with these details. The tree will support ecological enhancement. It is therefore considered that the proposed dormer would not harmfully affect the SLA and biodiversity enhancement is achieved.

8.3 The property is a detached dwelling with a neighbouring detached property located to the

east that is set at a lower level. The proposed dormer would face towards this property and would contain a window to an existing bedroom. The room is currently served by a rooflight and the proposal will therefore increase headroom but not increase room size. The proposed window would be sited approximately 9m from the side boundary. The neighbouring property has a dormer extension containing a window in the roof slope facing toward the application site, in close proximity to the boundary. Owing to the changes in levels, it is considered that some views may already be afforded toward this window from the application site, both within the garden and dwelling. It is also worth noting that the neighbouring window is obscure glazed. For the aforementioned reasons, it is not considered that the new window in the dormer would result in a harmful level of overlooking over and above the existing situation. Owing to the scale and location of the dormer, it is not considered that it would result in an overbearing impact or loss of light. Therefore, overall it is considered that the proposed development would not result in a harmful impact on residential amenity by reason of loss of privacy, light or perceived space.

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 location, scale and design it is considered that the proposed dormer roof extension is acceptable and it is recommended that planning permission be granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Floor Plans, Proposed Elevations South & East, Proposed Elevations North & West, Proposed Roof, Proposed Location Plan and Proposed Block Plan Received.

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 scheme of tree planting, as shown on the 'Proposed Block Plan Received 23/12/25' hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the tree shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April. Reason: To secure the satisfactory implementation of the proposal and achieve biodiversity enhancement and green infrastructure improvements.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Floor Plans, Existing Elevations, Existing Roof, Existing Block Plan, Proposed Floor Plans, Proposed Elevations South & East, Proposed Elevations North & West, Proposed Roof, Proposed Location Plan and Proposed Block Plan Received.

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.

04 **Bat Advisory Note** - Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228