

Delegated Decision Report

Application No:	26/0204	Statutory Period Expires:	18th May 2026
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Site:	91 Glasllwch Crescent Newport NP10 9SG		
Proposal:	PROPOSED TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS		
Applicant:	K Fox		
Type:	Full	Ward:	Rogerstone East
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey semi detached dwelling located on Glasllwch Crescent, a residential street within Rogerstone East. The property benefits from off street parking to the front and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a proposed single storey front extension which will measure a maximum depth of 2m, width of 5.2m, 2.2m in height to the eaves and a maximum height of 4.1m. Externally, the extension will adopt a hipped roof and will be constructed of materials that match the existing dwelling.

3.2 As well as this the application is seeking consent for a proposed two storey side extension located on the southern side elevation. The extension will measure 6.8m in depth, 2.6m in width, 5.6m in height to the eaves and 8.9m in height to the ridge. Externally, the side extension will adopt a hipped roof form and will be constructed out of materials that match the existing dwelling.

3.3 Furthermore, the application is seeking consent for a part single part two storey rear extension. The single storey aspect of the extension will measure 4m in depth, a maximum width of 4.6m, and a maximum height of 3m. As well as this, the extension will adopt a flat roof and have a roof light that will extend 600mm high from the flat roof. The two storey element will be attached to the proposed single storey extension and will extend 3m in depth off the proposed side extension and the rear elevation of the existing dwelling. Moreover, the two storey rear extension will measure, 4.2m in width, 5.6m in height to the eaves and 7.9m in height to the ridge. Externally, the extension will adopt a hipped roof design and will be constructed out of matching Marley Ashmore imitation plain tile old English red roof tiles. Additionally, both extensions will be constructed of painted textured render.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1110	CONSTRUCTION OF PARKING AREA/HARDSTANDING INCLUDING RETAINING WALLS AND ASSOCIATED WORKS (PART RETROSPECTIVE)	GC	18.02.2026

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 amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The drive appears to have been approved under application 25/1110 and there are no additional impacts. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24.03.2026

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

Single storey front extension:

8.2.1 The subject of this application is the construction of a single storey extension to the front of the dwelling house. Due to its position on the front of the dwellinghouse it is readily visible within the public realm. The neighbouring properties along Glasllwch Crescent are

generally set back a considerable distance from the highway and are positioned at a higher elevation.

- 8.2.2 The House Extensions and Domestic Outbuildings SPG states that front extensions, unlike porches, are generally unacceptable due to their prominence within the streetscene. Exceptions may be made where the street lacks a consistent building line or architectural uniformity. The proposed front extension would project from the existing dwelling and proposed two storey side extension. While Glasllwch Crescent generally comprises a regular pattern of development, due to the overall scale and sitting of the front extension, it is considered that the proposed front extension would not result in any adverse impact to the visual amenity and character of the surrounding area. Furthermore, it is acknowledged that multiple dwellings along Glasllwch Crescent have smaller front porches. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

Side extension:

- 8.2.3 The subject of the application is a side extension that will be located on the Southern side elevation of the dwelling. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. However, the first storey element of the development is proposed to be set back from the front elevation of the dwelling by 1m and will be offset from the common boundary with No. 89 by a minimum of 747mm. As well as this, the roof form leans away from the common boundary with the neighbouring property No.89 and therefore it is considered not to result in any adverse terracing affect.

- 8.2.4 The external finishes are proposed to match the existing dwelling which results in a coherent visual impact. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

Rear extensions:

- 8.2.4 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building with a flat roof and hipped design that compliments the existing built form. Furthermore, the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP2 and GP6.

8.3 **Residential Amenity:**

Front Extension:

- 8.3.1 The proposed front extension would result in an enlargement of the existing built form. However, the development is proposed with limited scale and is therefore it is not considered to result in any unacceptable level of overbearing impact. Furthermore, given the proposal is offset from the neighbouring property and is proposed with no side windows, the development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers complying with LDP Policy GP7.

Side extension:

- 8.3.2 The proposed development would result in an enlargement of the existing footprint or built Form. Furthermore, the proposed side extension includes a first floor window. However, as this window will serve a bathroom, a condition will be attached to the decision requiring it to be obscurely glazed. Consequently, the proposed extension is to be offset from the common boundary with the neighbouring property and as a result, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. Furthermore, any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. Therefore, in accordance with Policy GP2 of the LDP. It is acknowledged that neighbouring property No. 89 has been granted consent

for a two storey side extension that does not include any side windows, and weight has been given to the potential impacts of this proposal against that scheme as it is in construction stage.

Rear extensions:

- 8.3.3 The proposed rear extension would result in an enlargement of the existing footprint / built form however, as there are no proposed side windows on the extension, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. While the proposal includes a two storey extension element, the scale and proximity to boundary means any impact in respect of outlook or loss of light is not considered to be of an unacceptable level.
- 8.3.4 The 45 degree tests set out in the adopted SPG on House Extensions, have been undertaken in relation to the neighbours at no.89 and no.93 . Due to the two storey nature of the side and rear extensions, its roof design and the separation distance between properties. For the neighbouring property at No. 89, the test passes in plan view but fails in elevation. In contrast, for the neighbouring property at No. 93, the test passes in elevation but fails in plan view. As a result, it is not anticipated that there would be a detrimental impact on the daylight afforded to the habitable windows of the neighbouring property as a result of the proposals and the SPG only advocates for refusal of permission if both tests are failed. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.
- 8.3.5 As well as this, it is noted that No.71 and No. 89 benefits from a similar two storey side and rear extension and therefore any impact felt as a result of the proposed development would be lessened further as a result.

8.4 Highways:

- 8.4.1 The Local Highway Authority (LHA) was consulted on the application and raised no objections as the proposal includes no additional impacts to the previously approved application.

8.5 Biodiversity:

- 8.5.1 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. In this case a bat box and hedgehog house have been proposed, this is considered to be appropriate when considering the scale and context of the development and its inclusion can be controlled by a suitably worded planning condition.
- 8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 proposed development has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. **DECISION
GRANTED WITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Site Location Plan Proposed Elevation and Floor Plan GC91 01 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.
2. The biodiversity enhancement scheme as shown on approved Site Location Plan Proposed Elevation and Floor Plan GC91 01 A shall be implemented in accordance with the approved plan prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The first floor side window as shown on approved Site Location Plan Proposed Elevation and Floor Plan GC91 01 A shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity prior to the first beneficial use of the development hereby approved and maintained as such for the lifetime of the development.
Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Site Location Plan Proposed Elevation and Floor Plan GC91 01 A

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