

Delegated Decision Report

Application No:	25/0475	Statutory Period Expires:	13th August 2025
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Site:	6 Queens Hill Crescent Newport NP20 5HH		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0921 TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH TERRACE ABOVE AND ASSOCIATED WORKS. AMENDMENTS INCLUDE REVISIONS TO TERRACE		
Applicant:	Taghdiri		
Type:	Renewals and Variation of Conditions	Ward:	Allt-yr-Yn
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 Planning permission was granted for a two storey side and single storey rear extension with terrace above and associated works under application 24/0921. The below plans depict the approved development.



2. SITE LOCATION AND CONTEXT

- 2.1 6 Queens Hill Crescent is a semi-detached, split-level property, reaching three storeys in height at the rear. The property is situated near a junction that connects Queens Hill Crescent to Queens Hill. The property is highly visible from both roads.

3. DESCRIPTION OF DEVELOPMENT

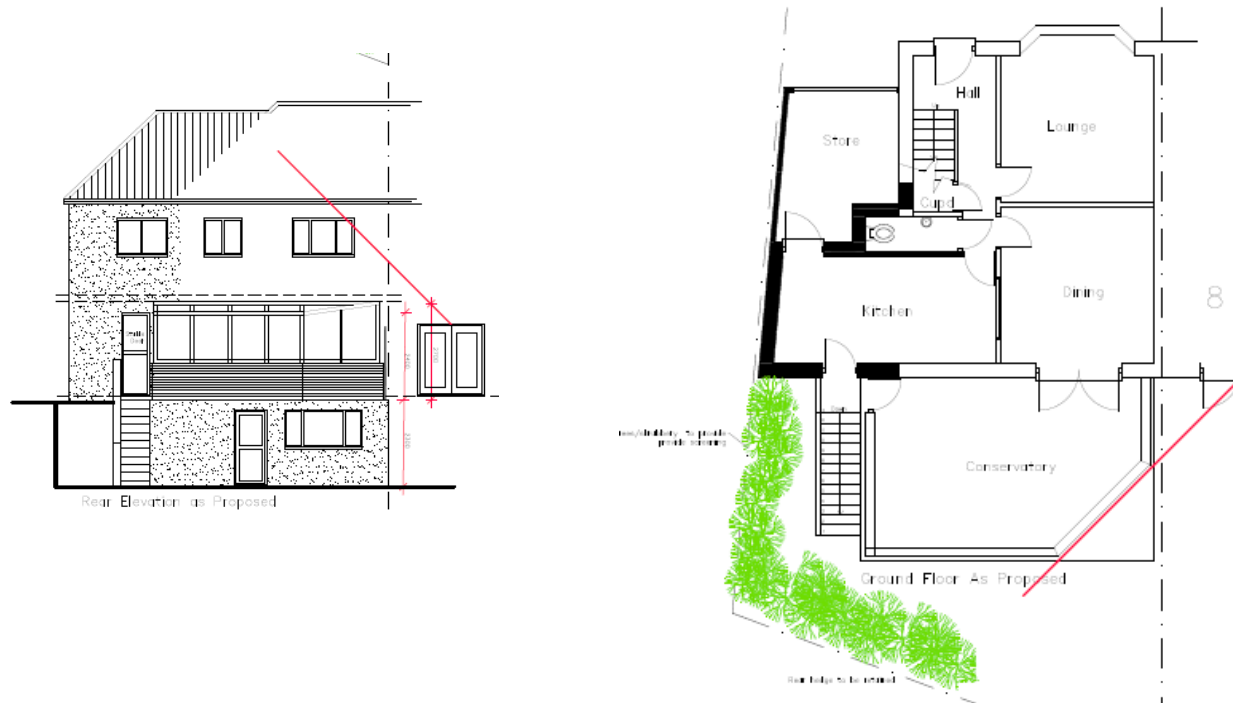
- 3.1 The application seeks to vary condition 01 of 24/0921, which states:

The development shall be implemented in accordance with the following plans and documents: 0002 - Plans and Elevations as Proposed REV C, 0001 - Plans and Elevations

as Existing, Site Location 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.

- 3.2 The proposal is to vary the plans to construct a conservatory above the terrace. The conservatory will be approximately 2.4m in height and would have the same depth as the approved terrace, which is approximately 4m in depth. The northern easter corner of the terrace will be retained. Materials proposed include uPVC windows and glazing. The plans are depicted below:



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1138	CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND REAR LOWER GROUND FLOOR EXTENSION WITH A ROOF TERRACE ABOVE	Refused	16.07.2024
24/0921	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH TERRACE ABOVE AND ASSOCIATED WORKS	Granted with Conditions	08.01.2025

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design) and T4 (Parking) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance 2015 is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Highways: No objection.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 19.06.2025.

7.1 NEIGHBOURS: 8no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity

8.2.1 As with the previously approved extension/terrace, the conservatory would project substantially closer to the rear boundary of the property and as such, would appear more visible along Queens Hill. It is understood that a hedge would be placed to the rear of the garden, which, although not fully screening the conservatory, would aid in screening the lower extension. The conservatory would be more prominent due to its height above the hedge line, however its largely glazed design would lessen its visual impact within the street scene. It is also noted that other properties feature extensions at similar rear projections and heights that are visible from Queens Hill. The addition of the conservatory would not typically be an ideal addition to the extension, it is not considered that there would be a significantly harmful impact that would justify a reason for refusal. On balance, the addition of the conservatory is not deemed to cause an adverse unacceptable impact on the host dwelling or wider street scene.

8.3 There have been no amendments to the two storey side extension element or lower ground floor extension of the scheme and remains to be acceptable. The condition referring to the materials of the extension will be reworded to refer to these extensions and attached to any consent given.

8.3 Residential Amenity

8.3.1 With regards to the impact on no. 4 Queens Hill crescent, the terrace has been set in from the boundary and as a result, the conservatory is set in from the shared boundary. As a result, it is not anticipated that the conservatory would result in a detrimental impact to the living conditions of the occupiers of no. 4 Queens Hill Crescent.

8.3.2 The proposed conservatory retains the previously approved 2m boundary fence with No. 8 Queens Hill Crescent, limiting overlooking into the neighbour's rear amenity space. The 45-degree test has been applied to the nearest habitable windows, which comprises of a set of

patio doors, and passes in both plan and elevation views. As such, the proposal is not considered to result in a loss of light to the neighbouring property. The current proposals accord with policy GP2.

8.4 **Highways**

- 8.4.1 No further highways implications have been identified as a result of the changes to the plans. The Highways Officer has offered no objection.

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. This detail could be secured by a suitably worded condition.

- 8.6.2 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 It is considered that the reasons for refusal from the previous application have been overcome. On balance, the extension/roof terrace and two storey side extension are considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Existing and Proposed Floor Plans and Elevations, Site Location 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 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 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).

03 The external surfaces of the lower ground floor extension and two-storey side extension hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

04 No window or door openings (other than those shown on the approved plan) shall be formed at first floor or above in any elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents

NOTE TO APPLICANT

01 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.

02 The House Extensions and Domestic Outbuilding Supplementary Planning Guidance was also 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.