

Delegated Decision Report

Application No:	25/0154	Statutory Period Expires:	19th August 2025
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Site:	21 Cot Farm Circle Newport NP19 9JR		
Proposal:	THE CONSTRUCTION OF A FRONT PORCH, DOUBLE STOREY SIDE EXTENSION WITH SINGLE REAR EXTENSION. THE OVERALL PROPOSAL ALSO INCLUDES WORKS TO THE REAR GARDEN		
Applicant:	A Sherwood		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 21 Cot Farm Circle is a two-storey end of terrace dwelling located within the Ringland ward, Newport. The site is within the defined settlement boundary as identified by in the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly characterised by residential dwellings, although Ringland Labour Club is located to the northwest of the property.
- 2.2 The site is situated off a residential street which is part of a dead-end road which continues onto and ends on Cot Farm Close. The site consists of multiple levels including a sloped front garden and steps up to the front of the property, level side entrance giving access to the rear garden which consists of four separate levels. The curtilage backs onto Ringland Wood.
- 2.3 The property forms the end dwelling in a row of four terraced dwellings elevated from the highway. The neighbouring row of terraces sits slightly forward of the principal elevation of the host dwelling and its nearest adjacent neighbour is set notably higher than the application site. The property currently benefits from a canopy above the front door although a number of porches can be found at neighbouring properties.
- 2.4 The property benefits from a generous front and rear garden. The external elevations of the property are finished in a terracotta brick and fenestration consists of white UPVC glazed windows and doors throughout. The front garden lawn is enclosed with low wooden fencing, with the side and rear being enclosed by full height garden fencing with the woodland beyond.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to remove the existing canopy and associated structure and erect a front extension, measuring 4.1m in width, 1.2m in depth extending from the front elevation, 2.4m to the eaves and 3.2m to the ridge of the lean-to roof. Materials would consist of facing brickwork to match the existing along and fenestration would consist of 1no white UPVC door bound by 1no floor to ceiling window on each side. Other modest front extensions are seen on the street.
- 3.2 A two storey side extension is proposed, measuring 1.8m in width, extending from the west facing side elevation, 6.2m in depth, 7m to the ridge of the pitched roof and 4.7m to the eaves. The extension would be set in 1m from the nearest boundary, set back 500mm from the front elevation of the host dwelling (1.7m from the proposed front porch) and set down 150mm from the ridge. The extension would serve an enlarged kitchen area at ground level and an enlarged bedroom with an ensuite at first floor level. The external elevations of the extension would be finished in brickwork to match the host dwelling. Fenestration would consist of 2no single pane windows on the front elevation, including 1no at ground level and 1no at first floor level, 1no obscure -glazed single pane window at first floor on the side elevation, 1no window at first floor on the rear and 1no door at ground floor on the side elevation. No other 2 storey extensions are apparent on these types of buildings in the immediate vicinity.

- 3.3 A single storey rear extension is proposed, measuring 2.75m in depth extending from the rear elevation. The extension would project 1.8m beyond the western side elevation of the host dwelling and would span across the entire rear elevation, making the total width 9m. The extension would measure 3.6m to the top of the proposed lean-to roof and 2.6m to the eaves. The extension would be finished in brick to match the existing dwelling. Fenestration consists of 4no. velux-style roof lights, 1no double pane window, 1no door and 1no set of bifold doors. on the rear elevation.
- 3.4 To accommodate the construction of the proposed extension(s), excavation and landscaping works are proposed to the rear garden and the side entrance of the property, including alterations to an existing raised patio area. Works would include the removal of existing decking, paving and a border which currently doesn't consist of any planting and the construction of steps and the installation of a glass balustrade. The ground level of the patio would be raised 1.5m above the ground level of the host dwelling as the existing garden is sloped but no higher than the existing raised patio. Along the shared boundary, the wooden fence boundary treatment would be retained, measuring between 1.5m and 1.9m in height from the ground level of the proposed patio due to the sloped nature of the rear garden.
- 3.5 As the proposal includes the removal of green infrastructure, including a grassed area in the rear garden, it is proposed to install raised planters to both the front and rear of the property. The proposal also includes the installation of a bird box to the proposed side extension to offer a possible habitat for nesting birds, and link to the woodland located to the rear of the site. There is also a bat box proposed to serve as an artificial nesting site.

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 Amenity)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The property is a three-bed unit and so is assumed to already have the maximum parking demand for the purposes of parking policy. The extensions retain access to the rear for bins and cycle storage. There are therefore no highway related objections.

6.2 LANDSCAPE OFFICER

No objections in principle.

However, further details of the proposed hard and soft (planting) landscape, proportionate to the site, should be conditioned to ensure appropriate plants and materials are proposed and to comply with GP5 of the NCC adopted LDP. Sustainable approaches to design would be encouraged and consideration should be made of the adjacent SINC and protected ancient semi-natural woodland.

A planting plan should include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

A hard landscape plan should include:

- Paving materials
- Boundary treatment • Enclosures

6.3 ECOLOGY OFFICER

No representation received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28/03/2025, Site Notice was put up on 04/04/2025.

7.1 NEIGHBOURS: 5no neighbours were consulted, sharing a common boundary and opposite and no response was received.

8. ASSESSMENT

8.1 Visual Amenity (GP6)

8.1.1 The main dwellinghouse has a gable roof form. The proposed side extension will be a gable roof form to match the main dwellinghouse and will adhere to a coherent roof form across the frontage of the house. The proposed rear extension is a lean-to roof form which will match the pitched roof form at the rear of the dwellinghouse. The proposed front extension is a lean-to roof form which will adhere to a coherent roof form across the frontage of the house.

8.1.1 The surrounding street scene is predominantly terraced houses and have similar architectural designs. 21 Cot Farm Circle is set in line with the surrounding houses due to it being an end-of-terrace property. The works restore symmetry as there is evidence of similar front extensions at No 17 and No 19. The extension is clearly intended to reflect examples nearby in its design and incorporates a similar forward projection as seen on other properties in the street. With the matching brickwork and roof form, it will certainly not be obtrusive. The extension conforms to the architectural consistency that is seen along the surrounding street and appears as an acceptable condition. The front door would be situated within the same location, and while it would be a solid feature, it follows the design of the neighbouring properties and is therefore in keeping with the character of the streetscene.

8.1.3 The House Extensions and Domestic Outbuildings SPG states that a two-storey side extension should be set back at least one metre from the original front elevation of the existing building. The proposed side extension would be set back 500mm which does not comply with the SPG guidance. Although not fully SPG compliant, the extension is a modest width, and it is believed that mitigation is offered by the neighbouring row of terraces being situated 2.5m forward of no.21, which helps to reduce the visual prominence of the extension.

- 8.1.4 In terms of fenestration, 2no windows are proposed on the front elevation with 1no at first floor level and 1no at ground floor. The ground floor window is a like-for-like replacement of an existing ground floor window and at first floor, a modest single-pane window is proposed. The fenestration to elevation ratio along Cot Farm Circle is fairly consistent, particularly at first floor level however it is considered that the design and scale of the proposed window is in keeping with the street scene and would not give rise to an incongruous development in this context. The materials of the extensions, including fenestration are proposed to match the existing dwellinghouse and this is acceptable.
- 8.1.5 The materials of the raised patio are proposed to be stone slab. This is not visible from neighbouring gardens and therefore does not harm the visual amenity of neighbouring properties. Stone slab is considered to be appropriate for a rear garden and does not impact visual amenity.
- 8.1.5 The size of the rear extension is acceptable. There is extensive garden space and the extension does not take up excessive garden space. It is appropriately sized in relation to the main dwellinghouse. The side extension is of an acceptable size and there is adequate space between No 21 and the neighbouring property to allow for the side extension as well as space between the properties so as to not create any undue or excessive massing or overbearing effect at the boundary.

8.2 Residential Amenity (GP2)

- 8.2.1 The rear extension does not face a building or relevant structure and therefore, the 45° test is required. For the plan view test, a notional line was drawn at 45° from the centre of a ground floor windows of the neighbouring property that appear to serve a habitable room(s). An extension which fails both tests could be deemed unacceptable. The extension passed the elevation test and failed the plan test. The proposed rear extension is not anticipated to have an overbearing effect as the roof will be a lean to, the depth is not unduly long, and the height is not excessive. Moreover, the extension would replace an existing 2m fence which currently occupies the shared boundary. No additional changes are proposed to the existing fence along the boundary. Given the above, it is considered that the proposal would not cause demonstrable loss of light from the protected windows of the neighbouring properties or give rise to overbearing effect.
- 8.2.2 The side extension does face a building or relevant structure and therefore, the 45° test would be required. However, there are no windows in the side elevations at no.23 and therefore it is considered that the proposed extension will not cause a demonstrable loss of light from the protected windows of the neighbouring properties or give rise to overbearing effect.
- 8.2.3 The proposed front extension is on the far side of the front elevation and will only impact light to the applicant's own front window at ground floor level. The neighbouring property will not be affected in terms of loss of daylight and therefore this is acceptable.
- 8.2.4 There is an existing raised patio in the rear garden, measuring 1.5m in height (measurement taken from the ground level of the dwelling), situated 4.4m away from the existing rear elevation. The proposed raised patio would also measure 1.5m in height however would be situated 5.2m from the existing rear elevation (2.5m from the rear of the proposed rear extension). The patio would measure 9m in width and 4.1m in depth along the neighbouring boundary to meet the existing higher level of the garden. There is currently a 1.7m tall close board fence along the shared boundary with no.19. As the ground level is sloping, the height of the boundary treatment increases in 200mm intervals as you ascend the garden. The boundary treatment along the edge of the existing patio measures 1.3m at the front projection of the patio, raising to 1.5m and 1.7m for the most part and up to 1.9m at the rear. As the proposed patio is set 1m further back from the existing, the fence along the proposed patio would measure 1.5m at the front, 1.7m for the most part, raising to 1.9m at the rear. Although the proposed patio may afford views into the neighbouring garden, it is acknowledged that these views can already be achieved from the existing patio, and it is not necessary to request a privacy screen in this instance. Moreover, due to the topography of Cot Farm Circle, the ground level at no.19 is lower than no.21, so it is considered that the introduction of a 1.8m privacy screen along the shared boundary at no.21, would appear solid and overbearing when viewed from the neighbouring

garden. Given the above, it is considered that the proposed patio would not impact the neighbouring property by means of a loss of privacy over and above the existing situation.

- 8.2.5 The rear extension is acceptable regarding privacy. There is a bifold door, a 2no pane casement window and a door proposed on the rear elevation. There are 4no roof flights proposed on the roof of the rear elevations. The windows at the rear elevation will look out onto the applicant's own garden and therefore will not impact privacy of the neighbouring property.
- 8.2.6 The front extension is acceptable in terms of privacy. There is a door proposed on the front elevation, to be used as a point of entry. There are no foreseeable issues of privacy.
- 8.2.7 The side elevation is acceptable in terms of privacy. There are 2no single pane windows proposed on the front elevation. While these face windows on the opposite side of the road, they are more than 21m away and therefore do not cause any harmful impacts on privacy. There is a single pane window proposed on the rear elevation of the proposed side extension. This does not cause any impact on privacy and will serve a non-habitable room. The single-pane window proposed on the side elevation will be obscure-glazed and would not afford any direct views into neighbouring amenity and this can be secured via condition.
- 8.3 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The proposal suggests a bird box which would sufficiently address the importance of biodiversity.

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 front, side and rear extension are acceptable as they do not give rise to demonstrable loss of light or overbearing effect. They are considered to be in keeping with the general streetscene. The proposed works to the rear garden are acceptable as they do not give rise to demonstrable overbearing effect or loss of privacy over and above the existing situation. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Existing 3D visuals R917-02 A1
- Existing plans and elevations R917-01 A1
- Existing site plan R917-03 A1
- Green Infrastructure Statement received 28/02/2025
- Location Plan R917-00 A4
- Proposed 3D visuals R917-05 A1
- Proposed plans and elevations R917-04B A1
- Proposed site plan R917-06 A1

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 BIRD BOX CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bat box shall be installed in accordance with Green Infrastructure Statement received 28.02.2025 and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

03 BOUNDARY TREATMENT CONDITION

The existing boundary treatment along the eastern boundary of the rear garden as shown on the approved plans shall be retained for the lifetime of development.

Reason: To protect the privacy of neighbouring occupiers in accordance with policy GP2

04 LANDSCAPING AND PLANTING CONDITION

Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs).

The approved scheme 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 that development.

Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

05 WINDOW/DOOR OPENINGS CONDITION

No additional first floor window/door openings shall be installed in the western (side) elevation of the two storey side extension and no window/door openings shall be installed in the eastern (side) elevation of the single storey extension hereby approved.

Reason: In the interests of privacy of neighbours, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2025 (Adopted January 2015).

06 OBSCURE WINDOW CONDITION

At the time of installation, the window serving the en suite/shower room at first floor level in the western (side) elevation of the two storey extension hereby approved shall be obscure glazed to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such thereafter for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing 3D visuals R917-02 A1
- Existing plans and elevations R917-01 A1
- Existing site plan R917-03 A1
- Green Infrastructure Statement received 28/02/2025
- Location Plan R917-00 A4
- Proposed 3D visuals R917-05 A1
- Proposed plans and elevations R917-04B A1
- Proposed site plan R917-06 A1

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.