

Delegated Decision Report

Application No:	25/0659	Statutory Period Expires:	10th October 2025
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Site:	21 South Market Street Newport NP20 2AX		
Proposal:	RETROSPECTIVE PLANNING PERMISSION FOR A SINGLE-STOREY REAR EXTENSION		
Applicant:	K Rahman		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED SUBJECT TO CONDITIONS		

1. BACKGROUND

1.1 N/A

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey mid terraced dwelling with echelon parking, located within the Pillgwenlly ward. The area is situated within the Urban boundary and is within close proximity to the District Centre. The property is located in Lower Dock Street Conservation Area, which has an Article 4 Direction.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks retrospective planning permission for the construction of a single storey rear extension. The extension will consist of part pitched roof and part flat roof with the development featuring a lower roofline at boundaries. Externally, the development will incorporate a finish that matches the existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
02/1635	ERECTION OF REPLACEMENT SINGLE STOREY REAR EXTENSION	Granted with Conditions	31.01.2003

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 HISTORIC ENVIRONMENT (WALES) ACT 2023

Section 160 - Exercise of planning functions: general duty relating to conservation areas

- (1) In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.

5.4 TECHNICAL ADVICE NOTE 24 - THE HISTORIC ENVIRONMENT

6.4 - Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest: this might include the pattern of settlement and the organisation of space and routes as well as the style and type of building, and the use of materials and detail.

6.6 - Local development plans may include locally specific policies for the protection or enhancement of conservation areas. In such circumstances, the local development plan should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document.

5.5 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.

CE7 – Conservation Areas. Development within or adjacent to conservation areas will be required to: be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate

SP9 - Conservation of the natural, historic and built environment. The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

- 5.4.2 The Lower Dock Street Conservation Area Appraisal is relevant.

6. CONSULTATION RESPONSES

- 6.1 Principle Heritage Officer: The proposed rear extension is to ground floor level only, finished to match the existing finishes upon the house. Located within the terraced

urban block, it will be unseen from the public realm of Lower Dock Street conservation area. Upon that basis, it is considered that the character and appearance of the area will be preserved.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21.8.25

7.1 NEIGHBOURS:

7.2 COUNCILLORS: N/A

7.3 COMMUNITY COUNCIL: N/A

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:

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser 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 be appropriate in size to the main building. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the majority of the development will incorporate an pitched roof the end part will consist of a flat room. Although, the flat roof is contrary to the host dwelling's roof form, it is positioned to the rear and out of public sight and as such, is not deemed unacceptable. Furthermore, the external finish of the extension is to match the existing dwelling. The proposed extension is therefore considered to be in accordance with policy GP6.

8.3 Residential Amenity:

8.3.1 As there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties.

8.3.2 The 45 degree tests have been undertaken in relation to the neighbours at no.20 and no.22. Due to the single storey nature of the extension and the separation distance between properties. The test passes in the elevation view. 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. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.

8.4 Biodiversity:

8.4.1 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 no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

- 8.4.2 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

8.5 Heritage:

- 8.5.1 Due to the dwelling being located in Lower Dock conservation area, The Principal Heritage Officer was consulted on this development but considered the development to preserve the character and appearance of the area. As a result, there was no objections raised.

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 assessed in accordance with relevant local and national planning policies and is found to be compliant. It is considered to be in keeping with the character and appearance of the host property and would not result in any unacceptable impact on residential amenity. As such, the proposal is recommended for approval, subject to conditions.

11. DECISION

Approve subject to the following conditions:

List of Conditions

1. The development shall be implemented in accordance with the following plans and documents: Proposed Plans and Elevation SM02, 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.
2. The materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.
Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).
3. 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: Proposed Plans and Elevation SM02.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, CE7, SP9 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.