

Delegated Decision Report

Application No:	25/0226	Statutory Period Expires:	30th May 2025
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Site:	<i>The Arch Bungalow Watery Lane Langstone Newport NP18 2JY</i>		
Proposal:	<i>SIDE AND REAR SINGLE STOREY EXTENSION AND NEW DETACHED OUT BUILDING</i>		
Applicant:	<i>J Harris</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The Arch Bungalow is a detached bungalow situated in the Bishton and Langstone ward. There is currently an existing outbuilding. There are very few houses on Watery Lane and they are a mix of detached and terraced and display different architectural designs. There is no evidence of extensions to the properties on this road. The site is located outside of the urban boundary and is therefore defined as countryside as per Policy SP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

2.2 The existing bungalow is a wide, gabled property finished in pebble dash render. There is a detached outbuilding to the side of the property. Surrounding the property is an area of grassed garden. While the site is located in countryside for policy purposes and parts of the lane are typically very rural in appearance (well spread and large plots), the site itself forms part of a small group of buildings of mixed design and height with the retaining stone wall of the nearby A48 Newport to Langstone Road forming a key feature of the street scene. The site is set below the road itself and does not appear prominent in these views. The area generally has a very pleasant visual amenity with plentiful greenery adding to its rural character.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing outbuilding/garage and erect a new outbuilding set further back. The existing outbuilding is of flat roof form with a roller shutter door and has no architectural merit. Its demolition is acceptable. The proposed outbuilding will measure 7.1m in depth, 5.6m in width and 2.9m to the top of the flat roof. It is proposed to be used as a store. The existing side extension is also proposed to be demolished, and a wraparound extension is proposed, starting at the side elevation and extending to the rear elevation. The extension is to be extended at an angle to match the splay of the boundary at the rear. The rear extension will measure 4m in depth, 15.5m in width, 2.2m to the eaves and 2.6m to the top of the flat roof. The side extension will measure 7.7m in width, 5.6m in depth, 2.2m to the eaves and 2.3m to the fascia. There is a proposed front porch on the front elevation of the side extension. This is proposed to measure 2m in width, 1.5m in depth, 2.2m to the eaves and 2.3m to the fascia. The external materials are proposed to be rendered to match the existing and all windows and doors of the existing are proposed to be changed to grey UPVC to match the proposed. 3no car spaces are proposed to compensate for the loss of the garage. These will measure 2.5m in width and 5m in length. Driveset Tegula Priora porous block paving will be used for the materials.

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)
- SP5 (Countryside)
- M1 (Safeguarding of Mineral Resources)
- H13 (Extensions to Dwellings in the Countryside)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

For the works to the main bungalow my only concern would be impacts upon bat or birds which may be roosting and nesting in the roof. However, as this is a single-storey building or relatively modern construction, and the application is for extension rather than demolition, I think the potential for disturbance is reduced. Therefore, I would not ask for a bat survey on this occasion.

In relation to the outbuildings, again these are single storey, and the single-skin corrugated roof is not conducive to roosting bats as it does not have the right thermal properties. Therefore, I would not ask for a bat survey but there is a risk of nesting birds in the buildings and the ivy that seems to be growing on them.

We can never totally rule out the presence of a bat roost, so we should attach our Bat Advisory Note to any consent granted. For nesting birds, the Applicant should be reminded that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

6.2 Highways Officer: No objection –

The site provides adequate parking and storage, and no highway impacts are anticipated, There are therefore no highway related objections.

6.3 Landscape Officer: No objection subject to conditions –

The site lies within the Bishton and Langstone ward adjacent to and south of the A48. Although the plot is sunken, it is still visible from the highway and there would be adverse visual impact on visual amenity with increased views of the proposed extension and outbuilding from the A48.

There would be an open but less significant view north of the development from Watery Lane

A Public Right of Way (Path Code 394/3/1) runs roughly north/south approx. 25m away from the property but it is unlikely that there would be any adverse impact from here other than glimpses.

There are no other landscape or ecological designations in the vicinity.

To minimise, and mitigate the above impact on visual amenity, as well as enhancing landscape character and opportunities for biodiversity, a soft landscape scheme should be submitted for approval, to include features such as native hedgerow and tree planting. Some of these could be planted on the highway marginal land on the northern boundary. Details of all proposed planting of an appropriate specification for their position/function in the form of a planting plan, should be submitted for approval; to include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

It is strongly recommended that a professional with an understanding of planting design is involved.

Any alterations to the access drive including proposed parking such as resurfacing in the form of a hard landscape plan should also submitted for approval. Sustainable approaches to design would be supported. To include as appropriate:

- Hard surface material
- Edging
- Boundary treatment
- External lighting
- Enclosures

It has also been observed that there is an existing tree to the north end of the existing bungalow which is likely to be impacted. If this tree is proposed to be removed, then replacement standard trees should be planted elsewhere on site at a ratio of 3:1. I would refer this to our Tree Officer(s).

Alternatively, a S106 could be made for off-site planting

6.4 Tree Officer: No objections –

This is a bifurcated (twin stemmed) ash.

The tree will be structurally weak and appears to be a self sown seedling.

Therefore, no objections to its removal.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24.03.2025, Site Notice was put up on 24.03.2025

7.1 NEIGHBOURS: 6no neighbours were consulted, sharing a common boundary and opposite, and no response was received.

7.2 COMMUNITY COUNCIL: Langstone Community Council was consulted, and no response was received.

8. ASSESSMENT

8.1 Countryside (SP5)

- 8.1.1 SP5 states that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.
- 8.1.2 Linked to Policy SP5 is Policy H13 “Extensions to Dwellings in the Countryside” and this states;

Beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that:

- i) The volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;*
- ii) The existing dwelling has a lawful residential use.*

- 8.1.3 The site is located in the countryside and therefore must accord with policy SP5. The extension is of a large scale in relative terms but is sympathetic to its host in terms of its design, keeping a traditional single storey pitched roof design with added flat roof elements where required. The property will remain of low scale and occupies a larger than average plot with plenty of garden space remaining. Watery Lane is comprised of very few properties, all of which have different forms and designs. Extensions in countryside must comply with policy H13 and as already noted, this property does not currently appear prominent in this rural setting when viewed from the main thoroughfare to the north although is clearly visible from Watery Lane itself. The extension will enlarge the linear form of the property from approximately 15m wide to some 23m wide which is a significant expansion, whilst also adding a detached building to the side and a 4m deep extension to the rear.

8.2 Extensions in the Countryside (H13)

- 8.2.1 Policy H13 states that the volume of the extension should not be more than 30% larger than that of the original dwelling, or as existed in 1948, to be replaced. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon that character and appearance of the surrounding area such development may be considered acceptable.
- 8.2.2 The original house as per existing plans provided had a volume of 375.2metres cubed. 30% above this would be 487.7metres cubed in volume and the proposed extension would increase the size of the dwelling to 751.6metres cubed in volume. The approved extension and outbuilding represent an increase of 70% of the total volume of the existing house. There is a policy failure owing to the exceedance of the 30%.
- 8.2.3 Notwithstanding the exceedance of the 30%, the subtext of Policy H13 does states that the volume limit should be applied in principle, and where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable. Policy H13 is linked to Strategic Policy SP5, and as earlier referenced the purpose of SP5 is to control development in the countryside so that it is appropriate.
- 8.2.4 In this instance, whilst the site is located within the countryside, the context in which it is set is predominantly residential. The setting of the site is very pleasant and open and within the vicinity there is a mix of dwelling types, ranging between one and two storeys and of various scale, character and design. The extension, if appropriately designed, sensitive and of a suitable scale, will remain in keeping with the character of many properties within the local area, despite a 30% exceedance of original volume in terms of the policy. This is notwithstanding the appearance and design of the proposal, which will be assessed in the following section of this report. The proposal will notably extend the linear form of the dwelling but this will not itself be harmful to countryside interests. Its low height and set down siting will help with this. The use of flat roof elements will avoid potentially awkward roof joins, particularly having regard to the splayed wall elements. These are not traditional nor a feature of this property at present but will not appear unacceptable or obtrusive. One existing tree appears to be affected but this is self seeded and poor quality and no objection is raised by the tree officer. In Landscape terms the proposal has no impact upon existing features

otherwise. The extension is contained within the confines of existing boundaries that abut existing, often larger properties in relative close proximity so will not give rise to a sprawling encroachment into an otherwise open setting. The proposal is considered acceptable in this context and compatible with Policy SP5.

8.3 Visual Amenity (GP6)

- 8.3.1 Policy GP6 states that good quality design will be sought in all forms of development, The aim is to create a safe, accessible attractive and convenient environment. In considering development proposals, the fundamental design principles should be addressed.
- 8.3.2 A proposal that changes the form of a roof should not detract from the character and appearance of the streetscape. In this instance, the side extension is proposed to match the pitched gable roof form of the main dwellinghouse. This is acceptable. The front extension has a gable facing roof form which will match the existing gable feature at the front elevation and is therefore acceptable as it is keeping in character with the existing dwellinghouse and street scene. The proposed rear extension has a flat roof form which does not adhere to a coherent roof form. However, the extension will not be highly visible from a public vantage point and does not affect the roof form across the frontage of the house.
- 8.3.3 The materials of the proposed side and rear extension are proposed to match the main dwellinghouse. Information for the external materials of the outbuilding have not been submitted and can be secured by condition. There are no existing outbuildings at the neighbouring properties and therefore no precedent for any proposed outbuildings. This proposed outbuilding would not appear obtrusive within the site as it is replacing the existing decaying outbuilding and is set alongside a common boundary enclosure.
- 8.3.4 Proposals for side extensions should be set back from the principal elevation by at least 1m to maintain subordination to the main dwellinghouse. The side extension is set back from the existing front projecting gable but is flush with the prevailing building line otherwise.
- 8.3.5 The proposed rear and side extension are appropriate and leave adequate garden space. The side extension is minimally set down from the main dwellinghouse, however it is not considered to be an obtrusive addition as there are few surrounding properties and extensive garden space. The front extension does not protrude further than the main dwellinghouse or exceed the height of either the main dwellinghouse or the proposed extensions. This is subordinate to the main property and therefore acceptable.
- 8.3.6 The proposed outbuilding is set forward of the main building line and in line with the existing projecting gable and is situated between the main dwellinghouse and the boundary treatment. It will have a different design being of flat roof form and overall is of quite modest scale. It will replace a building that was also detached and set further forward. The outbuilding is of limited architectural merit but does incorporate a window of comparable proportions to those in the host and on the front elevation. It is therefore acceptable in this regard.
- 8.3.7 The proposal aligns with Policy GP6 of the NLDP 2011-2026 (adopted January 2015).

8.4 General Amenity (GP2)

- 8.4.1 GP2 states that the amenity enjoyed by people in their local environment should not be significantly harmed as a result of development. All development proposals should therefore be appropriate for the immediate location, and also for the wider setting/context. The scale, nature and siting of a proposal must be appropriate to the location and must not undermine the character of either the site or the locality.
- 8.4.2 The Arch Bungalow adjoins several properties. It is opposite rear facing windows of neighbours at a higher elevation and therefore will not affect light received to these properties. The Arch Bungalow is not attached to any property. Therefore, it is not considered that the proposed extensions would cause a loss of light or overbearing effect to any of the properties at Watery Lane or received to The Arch Bungalow.

8.4.3 The extension is acceptable in regard to privacy. On the rear elevation, two 3no pane casement windows and a 2no pane vertical window are proposed. These would serve an office, bathroom and utility room. A 3no pane casement window is proposed on either side elevation of the extension, one to serve a bedroom and one to serve the utility room. As the property is single storey, all windows are ground level and generally face existing boundary treatments that will screen views to neighbouring garden spaces. There is a door proposed on the front extension to serve as an entry point and a 4no pane bifold door proposed on the side elevation of the side extension to serve the kitchen. These face into the applicant's garden and do not face a neighbouring window and therefore do not cause a loss of privacy to neighbouring properties. These windows would offer no views into other properties at Watery Lane.

8.4.4 The proposal aligns with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.5 **Biodiversity and Green Infrastructure:**

8.5.1 The Council's Ecologist advised that the potential for bat risk is minimal and therefore a bat survey would not be required. It is, however, advised to attach an advisory note due to the risk of nesting birds.

8.5.2 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long-term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.5.3 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. A habitat bat box is proposed on the side elevation of the proposed side extension. This is considered to be proportionate and appropriate for the scale of development proposed.

8.5.4 Overall, it is considered that the proposal is compliant with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

8.6 There is an existing ash tree in the garden that may be affected by the works. The NCC Tree Officer has offered no objections to its removal.

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 extensions and outbuilding are commensurate with policies SP5, GP6 and GP2. There is policy failure by reason of the volume of the enlargement against policy H13 but this is considered to not justify refusal of the scheme in this case.

11. **DECISION**

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Proposed Plans and Elevations SD926 P02
- Site Plan and Proposed Block Plan SD926 P00

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 BAT BOX CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the bird box shall be installed in accordance with Proposed_Plans_and_Elevations_SD926_P02 and retained for the lifetime of development.

Reason: In the interest of biodiversity.

03 MATERIALS CONDITION

No work shall be commenced on the construction of the hereby approved outbuilding until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

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

04 PARKING CONDITION

Prior to the first beneficial occupation/use of the development hereby approved, the parking provision shall be made within the site in accordance with Proposed_Plans_and_Elevations_SD926_P02 and shall be finished or porous materials. The parking facilities as approved shall be be kept available for such use at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made in the interests of highway safety.

05 DEMOLITION CONDITION

Prior to first beneficial use of the outbuilding hereby approved the existing garage/store shall be removed in its entirety.

Reason: In the interests of visual amenity and rural character and appearance. Policies GP2, SP5 and GP6 of the adopted LDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing Plans and Elevations SD926 P01

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6, SP5 and M1 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.

04 Bats often roost in trees, and work on these trees 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 tree in which bats are known to be 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 found to be present, no works of tree felling or removal of major limbs 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