

Delegated Decision Report

Application No:	25/0541	Statutory Period Expires:	2nd September 2025
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Site:	19 Broadwood Close Newport NP19 9LR		
Proposal:	LOFT CONVERSION WITH REAR DORMER EXTENSION		
Applicant:	R Evans		
Type:	Full	Ward:	Ringland
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a two-storey semi-detached dwelling located on Broadwood Close in the Ringland ward. Externally, the property is finished in a light pebbledash render with white UPVC windows.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the north of the property is Ringland Wood. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 A loft conversion is proposed to provide a fourth bedroom and en-suite at second floor level. To accommodate the creation of the bedroom and en suite, the erection of a dormer roof extension is proposed in the rear roof slope. The proposed dormer would measure 7m in width, spanning almost the full width of the dwelling, 3.3m in depth and 2.6m in height. The dormer would extend higher than the ridge of the host dwelling by 170mm in height and would be set back 200mm from the eaves. Fenestration would include 1no single pane window (serving the en-suite), 2no triple-pane windows and 1no set of patio doors with a glass balustrade (serving the bedroom) and 2no velux roof lights on the front roof slope. The external walls of the dormer would be finished in dark grey cladding. The existing roof is tiled.

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)

Policy GP2 – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The house has three bedrooms and therefore the additional bedroom does not increase the parking requirements. There are no changes to parking or access.

No highway impact is anticipated, and no objections are raised.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 11.07.2025.

7.1 NEIGHBOURS: 4no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that a proposal that changes the form of a roof should not detract from the character and appearance of the streetscape. The proposed dormer would be sited on the rear roof slope however as it would project higher than the ridge of the host dwelling, this upstand would be visible from the site frontage. Furthermore, the property is set forward of its neighbour such that views of its side elevation will be visible from the wider Broadwood Close. Views would also be afforded from the rear windows/gardens of properties along Tallis Close. Given that the dormer would extend higher than the ridge of the host dwelling and would be of substantial scale relative to the dwelling with materials not currently present on the building or close by, it is considered that the dormer would detract from the character and appearance of the host dwelling and represent an unduly dominant and poorly designed addition to the roofscape.

8.2 The House Extensions and Domestic Outbuildings SPG states that dormers should respect the character of the existing building and that a dormer with a wide flat roof is unlikely to be acceptable. It further states that '*dormers should be set well below the ridgeline of the main roof and set back from the main face of the existing building.*' A dormer should be set back at least 50cm from the eaves of the existing building and 50cm set down from the ridge of the existing roof. As forementioned, the dormer would extend higher than the ridge of the host dwelling by 170mm, therefore, no such set down is proposed. Whilst this increased height is limited, it would be discernible in views from the side and front of the property, more so due to the unaltered ridgeline of the attached semi and the set forward of the property in comparison to its other nearest neighbour. The streetscene is rather uniform and therefore such changes will stand out and in this case appear incongruous. The proposal would be set back 200mm from the eaves but this does not mitigate the objection. The proposal fails to meet the SPG as the proposed dormer has no set down and includes a large flat roof spanning a large width across the roof with materials that do not match. The SPG is afforded substantial weight and whilst permitted development rights will allow rear dormer roof extensions, it is the scale, height and finish of the dormer in this case that makes it unacceptable. Any permitted development fallback does not mitigate the objection. With regard to the above, the dormer will significantly alter the appearance of the property

when viewed from the rear, adding a large and visually unacceptable extension.

- 8.3 No rear dormers can be observed at any properties along Broadwood Close or Tallis Close, so it is considered that the introduction of a large flat roof dormer higher than the ridge line and with no set down would set an undesirable precedent in this location.

8.4 **Residential Amenity:**

Regarding the dormer roof extension, it is considered that due to the position and orientation of the property, the dormer would not have an unacceptable overbearing impact or result in loss of light to any neighbouring property.

- 8.5 In terms of fenestration, 2no windows and 1no set of patio doors with a glass balustrade are proposed in the dormer. The proposed windows would provide views toward the rear which onlooks the rear gardens of Broadwood Close and Tallis Close. Although the views would be from a higher level, the rear gardens slope to the north, meaning that the rear gardens of Tallis Close are situated at a higher level than the dwellings along Broadwood Close. It is considered that the views provided would not go materially beyond what can already be achieved through the existing rear elevation windows at first floor level. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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 By reason of its location, finish, design and scale the proposed dormer roof extension represents an incongruous and unacceptable development to the detriment of the appearance of the host property and the street scape along Broadwood Close. This is not in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) or the Councils adopted SPG on House Extensions.

11. DECISION

REFUSED

01 By reason of its location, finish, scale, height and poor design, the proposed development will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the appearance of the host property and streetscene. This is contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 411 - 01 Existing Floor Plans and Elevations, 411 - 04 REV A Proposed Floor Plans Section and Elevations.PC9.

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 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.