

Delegated Decision Report

Application No:	26/0079	Statutory Period Expires:	11th April 2026
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Site:	<i>The Willows Old Roman Road Langstone Newport NP18 2JU</i>		
Proposal:	<i>SINGLE STOREY SIDE GARAGE WITH VERANDA OVER AND ALTERED EXISTING ACCESS</i>		
Applicant:	<i>S Newsham</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The Willows is a detached two-storey dwelling located on Old Roman Road in the Bishton and Langstone ward. The site shares its rear boundary with the Countryside although the dwelling and front/rear garden are within the urban boundary. Along the western edge of the site, runs a Public Right of Way (394/5) which is accessible from Old Roman Road.

2.2 The property was formerly a bungalow however now benefits from a central two-storey element which was approved under application ref.18/0780 and a single storey pitched roof side extension. The property sits on a hill, meaning the ground level slopes gradually from West to East. Externally the property is finished in white render with dark grey UPVC windows. It has a rendered front wall and hedgerow to frontage with 2no. pairs of metal gates that allow views into the front garden from the road via 2no. access points. The street generally has a very pleasant appearance characterised by detached dwellings in spacious plots and plentiful landscaping affording the road a verdant and semi-rural appearance.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey side extension is proposed to serve a garage at ground level and a veranda above. The extension would measure 4m in width, extending from the eastern (side) elevation, 7.2m in depth and a maximum height of 3.8m. The veranda would extend 360mm above the eaves of the single storey side elevation of the main dwelling. At ground level, on the front elevation, a roller shutter garage door is proposed. Above the GFL garage, a veranda is proposed, including 3no glass panels along the eastern (side) elevation and 1no glass panel along the southern (front elevation). The extension, including the pillars above the garage would be clad with Talasey Vitripazza porcelain wall cladding range nerali genti grey tones with a flecked effect. The top of the walls would be capped with Alumasc Skylne Aluminium in Anthracite grey. The extension would be set back 560mm from the single storey element of the front elevation 1m from the two-storey element.

3.2 It is also proposed to alter the existing vehicular/pedestrian access from Old Roman Road. The site currently benefits from 2no entrances as existing. It is proposed to block the second eastern-most entrance with a wall to match the existing and widen the retained entrance. The existing vehicular access would be widened from 3m in width to 4m (an increase of 1m) and a pedestrian entrance measuring 1m in width would be created. To accommodate the change, the existing cast iron gates would be removed and new solid timber gates with 2no new piers to match the existing style would be installed. The timber gates serving the vehicular access would measure up to 1420mm in height and the gate serving the pedestrian entrance would measure up to 1600mm in height.

3.2 In terms of biodiversity enhancement, a hedgehog house is proposed in the rear garden, in addition to a Rosa/Rugosa Rose/Rowan fruit bush.

4. RELEVANT SITE HISTORY

App	Proposal	Decision	Decision Date
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Number			
18/0780	FIRST FLOOR EXTENSION TO PART OF PROPERTY INCLUDING RAISING OF RIDGE HEIGHT, NEW DORMER WINDOWS AND ASSOCIATED ALTERATIONS	GRANTED WITH CONDITIONS	10.10.2018
03/0481	ERECTION OF SIDE EXTENSION	GRANTED WITH CONDITIONS	02.06.2003

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 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 GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

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 LANDSCAPE OFFICER

Site photos have been provided by the Planning Officer.

Having been to site the Planning Officer will have a clearer idea of where the mature trees are in relation to the proposal, they may lie on the opposite side of the stream but this is still not clear. Please refer to the Tree Team comments.

On the need for any additional planting to screen views in from the footpath – it looks as though there is a high evergreen hedge along the rear garden boundary.

The photos confirm that roadside screening from the evergreen arch needs to remain in order to soften views of the extension but **retention needs to be confirmed** given proposals for access.

The verandah will be screened by evergreen planting on and off site but will be visible when passing the site. **Privacy screening** may be needed to the side facing the highway. In addition I would recommend **planting of a small tree or large shrub planting** within the existing planting bed [mindful of overhead wires] to further soften views in particular as the mature cypress has recently been removed. Species and size at planting should be confirmed.

6.2 TREE TEAM

I can confirm that if the mature cypress tree in the driveway is no longer present, then no tree information is required.

6.3 HIGHWAYS OFFICER

No objection, subject to conditions

The proposals remove an existing sub-standard access which is welcomed. The remaining access is reconfigured to include a pedestrian access and retain pedestrian visibility to both sides.

Current standards require gates to be set back 5m behind highway boundary. However, what is proposed represents betterment in other respects, without intensification and is therefore acceptable.

The changes will require changes to the footway crossing, with one access having extended dropped kerbs and the other being made good as level footway.

The applicant should note that the changes to footway require separate permission from highways which is independent of Planning.

In summary there are no highway objections subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation No development shall take place until a scheme to permanently close off the existing vehicular access on to Old Roman Rd has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore, prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20.02.2026.

7.1 NEIGHBOURS: 5no 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 wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained and the size of the extension is appropriate in relation to the host dwelling. The extension would be built on the side elevation, which is a more prominent elevation in the context of Old Roman Road, and the extension would be highly visible from the highway.



Image taken from Google Earth May 2025 – Cypress tree now removed.

- 8.2 The property has an attractive and generous front garden to Old Roman Road. Its simplistic form is consistent with the wider traditional context, contributing to a pleasant amenity and setting. The proposal seeks to introduce a flat roof single storey side extension with a balcony above to the eastern (side) elevation. At ground level, on the front elevation, a roller shutter garage door is proposed. Above the GFL garage, 3no glass panels along the eastern (side) elevation and 1no glass panel along the southern (front elevation) are proposed. The extension, including the pillars above the garage would be clad with Talasey Vitripazza porcelain wall cladding range nerali genti grey tones with a flecked effect. The host dwelling is finished in smooth white render with UPVC dark grey windows and no significant glazed elements on the front, nor side elevation. Roof finish is a brown tile. The porcelain tile is a modern finish that gives the effect of a grey brick with a wide shade variation. It is not typical of the area. Old Roman Road has a mixture of house types but of a prevailing traditional style. It is considered that a single storey extension is, in principle, acceptable but officers have significant concerns regarding the proposed design and finish. The proposed extension will adjoin the existing single storey side extension of traditional proportions, render finish and steep pitched, tiled roof. The extension will have a flat roof with raised parapet that will also function as an enclosure to the elevated balcony, the top of which will extend higher than the eaves of the existing extension. The parapet enclosure will be both solid and glazed with a large garage door opening at ground floor set lower than the finished floor level of the main house. The garage door will have an up and over solid design and the proposal will dominate views of the site via the widened driveway opening. The proposal sits awkwardly alongside the host dwelling and the proposed finish and design do not positively contribute to the appearance of the host property or the wider streetscene. The design adds unnecessary and jarring features such as glazed panels and porcelain wall cladding in combination, giving rise to an incongruous development in this context. The set back from the public highway is noted along with the proposal to add solid gates to replace the open metalwork gates that currently exist but these factors do not mitigate concerns. The proposal is of unacceptable design and will have a demonstrable adverse impact upon the appearance of the host dwelling and the streetscene. This is not in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that ‘a raised amenity space should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials’. As forementioned, by reason of its design and materials, the development does not relate sympathetically to the host dwelling and is not in accordance with the guidance set out in the SPG.
- 8.4 Regarding the alteration to the existing access, it is noted that the existing cast-iron gates would be removed and replaced by timber gates, measuring up to 1420mm for the

vehicular access and 1600mm for the pedestrian access. The timber gates would provide a more solid appearance along the front boundary, limiting views onto the site below 1.6m. Although cast-iron gates are preferable to timber gates due to their durability and reduced maintenance requirements, the timber gates would not significantly harm the visual amenity of the site when viewed from Old Roman Road.

- 8.5 The Council's Landscape Officer was consulted on this application and has sought confirmation that the evergreen arch above the existing roadside entrance is to remain to soften views toward the development. Following discussion with the applicant, it has been confirmed that the arch is to remain. The Landscape officer also suggests that privacy screening would be required to the side facing the highway to screen views from off site in addition to the planting of a small tree or shrub planting within the existing planting bed to further soften views, in particular as the mature cypress has been recently removed. The applicant has advised that the location of the tree proposed in the indicative drawing provided by the Landscape Officer would be in the middle of the new drive, so is not possible. No alternative location has been proposed.
- 8.6 To accommodate the widened access, a section of the existing planting bed and shrubs behind the existing wall would be removed, including 1no laurel bush and two Pieris mountain fire bushes. The Green Infrastructure Statement submitted refers to the planting of a Rosa/Rugosa Rose/Rowan fruit bush in the front garden although this is not shown on the proposed site plan, but the layout includes an expansion of grassed lawn behind the access being closed up. The GIS submitted with the application suggests most boundaries will be unaltered by the proposals and existing landscape is to be retained. This is welcomed.
- 8.7 **Residential Amenity:**
The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable'. The veranda would be set in 4m from the shared boundary with Ivy Cottage (the nearest neighbouring dwelling). The dwelling at Ivy Cottage is set back into the northeastern corner of the plot (18.5m from the proposed veranda) and a single storey garage is set 2m from the shared boundary with The Willows (set between the dwelling and the proposed development). The shared boundary is occupied by a presence of mature trees and vegetation which offer screening at present, although the trees could be removed at any time, so limited weight can be given to the screening benefit offered. The proposed amenity space would be 2.7m above ground level and no privacy screening is proposed along the eastern edge but it will be orientated towards the front, and less private, garden of the neighbouring property. In this instance, given the separation distance between the neighbouring dwelling/amenity, on balance, it is considered that the veranda would not give rise to any overlooking of an unacceptable level.
- 8.8 The House Extensions and Domestic Outbuildings SPG also states that 'A house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens. In order to prevent perceived loss of light or overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. As forementioned, the extension would be set in 4m from the shared boundary with Ivy Cottage and would measure up to a maximum height of 3.8m from ground level. Owing to the limited height of the extension and the set in from the boundary, it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing or loss of light and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.9 **Biodiversity:**
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. PPW 12 requires development to

provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6. To accommodate the widened access, a mature cypress tree has been removed, and the application proposes the removal of green infrastructure including 1no laurel bush and two Pieris mountain fire bushes and therefore any application for planning consent should be accompanied by scheme for biodiversity enhancement informed by a Green Infrastructure Statement. The application is accompanied by a Green Infrastructure Statement which specifies the planting of a Rosa/Rugosa Rose/Rowan fruit bush in the front garden and the siting of a hedgehog house in the rear garden. The proposed compensation/enhancement measures are considered sufficient to satisfy the stepwise approach set out in Planning Policy Wales (Edition 12) and having regard to the modest development proposed.

8.10 Other Issues:

The Council's Tree Team were consulted on this application and initially raised an objection due to the lack of Tree information provided. Due to the proximity of a mature tree and the potential impact of the development on it a BS 5837 compliant tree survey, constraints and protection plan regarding protecting the trees on and abutting the site was requested. Following discussion with the Tree Team, it was determined that the mature tree for which the information was requested (sited on the driveway to the southeast of the dwelling) was removed from site sometime between May 2025 and February 2026. A site visit confirmed that the trees to the rear would be set sufficiently far enough from the proposed development and are located on the adjacent side of the stream which dissects the site. On this basis, the Tree Team confirmed that tree information would no longer be required.

8.11 Highways Safety:

As the proposal also includes an alteration to the existing access, the Council's Highways Officer was consulted on this application. The Highways Officer has not raised an objection as the proposals as they remove an existing sub-standard access. Although it is noted that current standards require gates to be set back 5m behind highway boundary, what is proposed represents betterment in other respects, without intensification and is therefore acceptable in this regard. The changes would also require changes to the footway crossing, with one access having extended dropped kerbs and the other being made good as level footway. The applicant is advised that changes to the footway require separate permission from highways which is independent of Planning.

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 design and location, the proposed development represents an unacceptable and incongruous development to the detriment of the appearance of the host property and the street scape along this stretch of Old Roman Road. This is not in accordance with Policy GP6 of Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the Councils adopted SPG on House Extensions.

11. **DECISION**

REFUSED

01 By reason of its location, design and finish, the proposed side extension will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and 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: Green Infrastructure Statement, MH-10740 - Existing Site Plan, MH-10741 - Existing Layout, MH-10742 - Proposed Site Plan, MH-10743 - Proposed Layout, MH-10741 rev A - Revised Existing Floor Plan and Elevations, MH-10743 rev A - Revised Proposed Floor Plan and Elevations, Site Photograph 1, Site Photograph 2, Site Photograph 3, Site Photograph 4, Site Photograph 5.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, GP2, GP5 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.