

Delegated Decision Report

Application No:	26/0323	Statutory Period Expires:	22nd June 2026
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Site:	60 Ridgeway Newport NP20 5AG		
Proposal:	REAR FIRST FLOOR EXTENSION, NEW BALCONY AND INSTALLATION OF SOLAR PANELS		
Applicant:	L Jones		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located in the Allt-yr-Yn ward, on Ridgeway a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a first floor extension on the existing ground floor extension that will measure 7.6m in depth, 4.98m in width and a height of 1.6m to the ridge from the existing extension and a height of 3.95m to the ridge from the existing extension. Externally, the extension will adopt a gable roof form and will be set down 100mm from the existing ridge. The extension will be constructed of Cedral cladding panels and will include the installation of solar panels measuring 3m in width and 1.5m in height.

3.2 The application is also seeking consent for a balcony to extend off 1m off the proposed rear first floor extension. The balcony will measure 4.88m in width and will include two steel posts connecting the balcony to the ground floor.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
90/0618	SINGLE STOREY SIDE EXTENSION TO PROVIDE GARAGE/UTILITY ROOM AND EXTENSION AT FIRST TO EXISTING BEDROOM	GC	19.07.1990

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. 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.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 No comments received.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 30.04.2026 and no comments were received.

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.

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 readily visible from the public realm. The application site consists of a generous plot with spacious rear garden, as such the proposed extension would be appropriate in size to the main dwelling with a gable roof design that compliments the existing built form. Furthermore, the extension is proposed to be finished in Cedar cladding to match the existing dwelling. While the proposal includes the installation of solar panels on the southern side elevation of the proposed extension, these will not be visible from the public realm and therefore not result in an adverse impact to the character of the dwelling or the surrounding area. Therefore, the proposed extension is considered to be in accordance with policy GP6.

8.2.2 Furthermore, the proposal includes the installation of a balcony located off the rear of the proposed first floor extension. As a result, the balcony would not be readily visible from the public realm and owing to its scale, form and finish it is not considered to result in an adverse impact to the visual amenity and character of the area.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing footprint / built form however, 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. While the proposal includes a first floor extension, the scale, proximity to boundary and dwelling position in relation to neighbouring properties means any impact in respect of outlook or loss of light is not considered to be of an unacceptable level.

8.3.2 The 25 degree test set out in the adopted SPG on House Extensions, have been undertaken in relation to the neighbours at no.58. Due to the two storey nature of the rear extensions, separation distance between properties and the neighbouring property having windows in their side elevation. The proposal passes the test and as a result, it is not anticipated that there would be a detrimental impact on the daylight afforded to the habitable windows of the neighbouring property. Therefore, It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.

8.3.2 The proposal also includes the installation of a balcony 1m deep from the proposed extension. Due to the separation from the common boundary and the built form of the neighbouring property, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook or overbearing. To protect the residential amenity of the neighbouring property in relation to overlooking a condition requiring the implementation of a 1.8m privacy screen prior to the balcony coming into beneficial use and to be maintained as such as will be attached, in order, to avoid any unacceptable impact upon the living conditions of neighbouring occupiers.

8.4 **Biodiversity:**

8.5.1 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 a Schwegler no. 1B general purpose nest box has been proposed, this is considered to be appropriate when considering the scale and context of the development.

8.5.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure Statement is considered to be appropriately detailed relative to the scale of the development.

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 considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition

**11. DECISION
GRANTED WITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Proposed Ground Floor Plan 23/200, Proposed First Floor Plan 23/201, Proposed Rear and Side Elevations 23/210
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 biodiversity enhancement scheme as shown on approved Proposed Rear and Side Elevations 23/210 and Green Infrastructure Statement shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development. Reason: In the interest of ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. Notwithstanding the details as shown on the approved plans, prior to the first use of the Balcony hereby approved, details of a privacy screen (minimum height of 1.8M) shall be submitted to and approved in writing by the Local Planning Authority, the development shall then be carried out in accordance with the approved details prior to the beneficial use of the balcony and shall be maintained as such for the lifetime of the development
Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Ground Floor Plan 23/200, Proposed First Floor Plan 23/201, Proposed Rear and Side Elevations 23/210

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