

Delegated Decision Report

Application No:	25/0578	Statutory Period Expires:	6th October 2025
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Site:	66 Caerau Road Newport NP20 4HJ		
Proposal:	NEW SINGLE STOREY PORCH AND SIDE EXTENSION TO FRONT ELEVATION AND ASSOCIATED WORKS TO INCLUDE REMOVAL OF EXISTING GARAGE		
Applicant:	J Singh		
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, semi-detached dwelling located on Caerau Road a residential street within the Allt-r-Yn ward. The site is located within the defined settlement boundary as identified by the Newport City Council Local Development Plan (LDP).

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey porch and side extension to the front of the elevation and demolish the existing garage. A small lean- to roof will be added to the side passageway.

3.2 The proposed single storey porch would measure 3.72m in height, 3.7m in width, and 0.83m in depth. The proposed side extension would measure 3.07 in height, 4.74m in width, and 5.5m in depth.

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)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

Objection on policy grounds relating to loss of parking and access to rear.

The proposed development results in the loss of a garage and access to the rear. It is not known if the garage is of sufficient size to count as effective car parking.

It appears that parking (if lost) could be replaced by reconfiguring the drive. As a minimum however it would result in the loss of cycle storage/access to cycle bin storage.

On that basis it would not be supported by Highways.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 14.08.2025.

7.1 NEIGHBOURS: None.

7.2 COUNCILLORS: None.

7.3 COMMUNITY COUNCIL: None.

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.

The Side Extension

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surrounding space. In this case, the extension would be positioned to the side elevation but would be seen from the front elevation. It is considered that the extension would not be overly obtrusive and be appropriate in size to the main building. Additionally, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.
- 8.2.2 It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension has adopted a flat roof and lantern windows, which is not the roof form of the host dwelling, it is considered that it would still appear subservient to the host dwelling and the proposed detailing is considered to result in an acceptable visual impact that would not prejudice the character and appearance of the existing dwelling or wider area.
- 8.2.3 The materials of the extension would match the existing dwelling, therefore, is not considered that the proposals would detract from the character and appearance of the street scene or host dwelling. As the proposed plans detail that the external finish is "T.M.E" it is considered necessary to attach a condition to ensure the development is completed in materials to match the existing dwelling for completeness.
- 8.2.4 It is therefore considered that the proposed development would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.3 Residential Amenity;

- 8.3.1 Due to the location and scale of the proposed side extension and its relationship with the closest residential dwellings it is considered that it would not have an adverse impact on the living conditions of neighbouring occupiers.

The Single Storey Front Porch

8.4 Visual Amenity/ Character and Appearance;

- 8.4.1 In relation to porches, the SPG a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' Whilst the proposed porch is relatively wide, the proposal is proportionate and subservient to the host dwelling and relates sympathetically to the existing building and the streetscape by virtue of its size and design.

8.5 Residential Amenity

- 8.5.1 The proposed development would result in an enlargement of the existing built form. Given that the depth of the porch is 0.83m and the height of the porch is 3.72m it is not considered that the proposed development would have an unacceptable level of overbearing impact.

Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.6 Highways

- 8.6.1 The Highways officer has raised concerns regarding the loss of the parking space, however the current garage is not sufficient size for it to be counted as a parking space in accordance with the adopted parking standards, therefore it cannot be concluded that the proposal would result in the loss of a parking space. The application site is within a highly sustainable location with a number of amenities reachable via sustainable modes of travel and is within close proximity of public transport options, significant weight has been attributed to the sustainable location of the site. As there would be no loss of a useable parking space, no objection or concern is raised in respect of highway safety.

8.7 Biodiversity

- 8.7.1 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. PPW requires applications to be supported by a Green Infrastructure Statement that is proportionate to the scale and nature of the development, in this case the application is not supported by a GIS however given the context of the site and scale of development proposed it is not considered that the lack of a GIS would result in the application being refused.

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**

01 The external surfaces of the extension hereby permitted shall only be of materials to match those of the existing building.

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

02 The development shall be implemented in accordance with the following plans and documents <Site Location Plan, PL01 - Ground Floor Plan and Block Plan, PL02 - Proposed Ground Floor Plan and Block Plan, PL03 - Existing/Proposed Front Elevations, Revision B Side Extension, Revised rear and side extension>

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

03 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 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.

02 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.