

Delegated Decision Report

Application No:	25/0253	Statutory Period Expires:	26th June 2025
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Site:	114 Cae Perllan Road Newport NP20 3FT		
Proposal:	PROPOSED DEMOLITION OF AN EXISTING DETACHED GARAGE AND THE CONSTRUCTION OF A SINGLE-STOREY REAR AND SIDE EXTENSION		
Applicant:	B Norman		
Type:	Full	Ward:	Gaer
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a semi-detached property situated within the Gaer ward. Cae Perllan Road slopes to the south, and comprises of semi-detached properties of similar design. The application site is situated some 45m away from the Stow Park Conservation Area. The property currently benefits from a rear extension and garage.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to demolish the existing garage and construction of a single storey side and rear extension. The extension would serve an enlarged kitchen/diner, an office and a utility room. The extension would have a maximum height of 3.7m, with the lantern projecting from the roof by an additional 0.4m. The extension would have a depth of 5.3m and a width of 7.3m. The extension will be built at the same floor level as the existing property. Given the sloping ground, the most western part of the extension will be built up by 0.4m and the most eastern part will be built at 0.53m. this is included in the total height of the extension. The Material Summary Document indicates that the extension would be render to match the host dwelling. Fenestration includes a set of bifold doors and 2no. windows on the rear elevation, a roof lantern and a door and 1no. window on the side elevation.

4. RELEVANT SITE HISTORY

4.1 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)

5.3.2 Policies CE7 (Conservation Areas) GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 **Highways:** We would not support three in line parking spaces, so would not consider the garage to be an existing parking space. It would however provide potential cycle storage. We would therefore recommend a condition to re-provide cycle storage (a 6x4 shed would be appropriate for residential).

The extension does not add to the parking requirements and allows access to the rear to be retained. There are therefore no objections subject to the following conditions:

Except for site clearance and remediation No development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

For the avoidance of doubt the provision anticipated is a domestic shed.

6.2 **Principal Heritage Officer:** No objection.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 14.04.2025, Site Notice was put up on 18.04.2025.

7.1 NEIGHBOURS: 4no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity

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's scale would appear subservient to the main dwellinghouse and would be mostly positioned to the rear of the property. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the flat roof extension is contrary to the host dwelling's hipped roof form, the side extension is set back from the highway and it is mostly positioned to the rear and out of public sight and as such, is not deemed unacceptable. The materials would match the existing property. It is considered that the proposals accord with policy GP6.

Residential Amenity

8.3.1 Consideration has been given to the impact of the proposals on the neighbouring occupiers. A window and door is proposed on the side elevation of the extension which

would face no.112 Cae Perllan Road. The door would serve a utility room and the window an office. It is acknowledged that there is already a window in the side elevation of the host property which faces this neighbouring property. Whilst the windows would be a meter closer to the neighbouring property, a distance of 2m would be retained. Further to this, the nearest room is the garage, which is not a habitable room. Overall it is not considered that there would be a detrimental impact to the residential amenity of no.112 as a result of the proposals.

- 8.3.3 With regards to the adjoining neighbour, no.116 Cae Perllan Road, consideration has been given to the potential impacts of the proposals on daylight entering the habitable windows. The 45 degree tests have been undertaken in relation to the nearest habitable windows of 116 Cae Perllan Road. In this case, the nearest habitable room is served by a set of French doors. The 45 degree test fails in the plan view, however passes in the elevation view. It is also noted that the adjoining neighbour is situated approximately 30cm higher than the application site. As such, it is not anticipated that there would be a loss of light afforded to the habitable room of the adjoining neighbour. The proposals accord with policy GP2.

8.4 **Highways**

- 8.4.1 Whilst the garage would be removed, it would not be considered a parking space. As such, the proposals would not impact on the current parking arrangement and would not generate an additional parking demand. The Highways Officer has noted that the loss of the garage would result in the loss of a potential bike storage and that an alternative cycle storage should be secured via condition. Whilst this is acknowledged, access remains to the rear garden from the driveway and there is ample space for a cycle storage within the curtilage of the property. As such, it is not considered reasonable to add a condition in this instance.

8.5 **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. A biodiversity scheme could be secured via a suitably worded condition.
- 8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 proposal would not have a detrimental impact on the character of the host property and it would preserve the amenities of nearby occupiers. The proposal is therefore in accordance with the aforementioned policies, and as such is considered acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Material Choice Summary, 114 Proposed Elevations (received 25/06/2025), Revised Proposed Block Plan, Proposed side elevation updated 16 June 25, Revised Existing Elevations, Location plan, Layout plan - block plan, All Proposed Elevations – Visuals, Existing and Proposed Floor Plans, Existing Elevations

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 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and 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, GP5, CE7 and GP6 were relevant to the determination of this application.

02 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) was 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.