

Delegated Decision Report

Application No:	26/0511	Statutory Period Expires:	11th September 2026
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Site:	<i>Wentworth House Croesllanfro Gardens Rogerstone Newport NP10 9LH</i>		
Proposal:	<i>SINGLE STOREY REAR EXTENSION (LDC)</i>		
Applicant:	<i>S Gambarini</i>		
Type:	Lawful Development Proposed	Ward:	Rogerstone North
Decision:	GRANTED		

1. BACKGROUND

- 1.1 No permitted development rights have been removed at this property.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a substantial detached dwellinghouse known as Wentworth House, located within the residential area of Croesllanfro Gardens, Rogerstone North. The property occupies a generous plot and is set back from the highway behind an extensive front garden, which provides ample off-street parking and manoeuvring space. The dwelling is surrounded by domestic garden areas and is characterised by its spacious residential setting.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This is a lawful development certificate to determine whether a proposed single-storey rear extension constructed at the property is lawful by reason of permitted development rights set out in the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended). The rear extension would project approximately 2.2m from the rear elevation of the dwelling and measure approximately 6.9m in width. The extension would have a flat roof with a parapet height of 3.2-3.3m. The proposed fenestration includes one set of aluminium bi-folding doors and one four-pane window within the rear elevation. External materials are proposed to be a render which would match the existing rendered dwellinghouse. This has been confirmed in writing by the applicant.

4. RELEVANT SITE HISTORY

- 4.1 None.

5. PLANNING POLICY

Not applicable.

6. ASSESSMENT

- 6.1 This application is for a certificate of lawfulness for proposed development and therefore falls to be determined in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (General Permitted Development) (Amendment)(Wales) Order 2013.
- 6.2 In order to be permitted development the proposal would need to accord with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment)(Wales) Order 2013. Class A provides permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse. Under Class A, development is not permitted if:

- (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the

curtilage of the dwellinghouse and—

- (i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or
- (ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;
- (f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—
 - (i) the wall comprised in that side elevation which is nearest to the highway; or
 - (ii) any point 5 metres from the highway; whichever is the nearer to the highway;
- (g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—
 - (i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or
 - (ii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;
- (h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—
 - (i) the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is—

- (aa) a boundary of the curtilage of the dwellinghouse; and

- (bb) opposite the relevant side elevation;

- (ii) the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or

- (iii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;

(i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —

(i) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or

(ii) exceed 4 metres in height;

- (j) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—

- (i) the ground floor storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres;

- (ii) the first floor or higher storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 3 metres; or

- (iii) the first floor or higher storey would be within 10.5 metres of any boundary which is—

- (aa) a boundary of the curtilage of the dwellinghouse; and

- (bb) opposite the rear wall of the dwellinghouse;

- (k) it would consist of or include external wall insulation which projects from that part of the exterior of the dwellinghouse to which it is affixed by more than 16 centimetres; or

- (l) it would consist of or include—

- (i) the construction or provision of a veranda or raised platform;

- (ii) the construction or provision of a balcony which—

- (aa) contains a platform of any description;

- (bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres;

- (cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or

- (dd) would be affixed to a wall comprised in the principal elevation of the dwellinghouse;

- (iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure;

- (iv) the installation, alteration or replacement of a microwave antenna;

- (v) the installation, alteration or replacement of a chimney;

- (vi) the installation, alteration or replacement of an air source heat pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system;
- (vii) the installation of shutters on any part of the principal elevation of the dwellinghouse; or
- (viii) an alteration to any part of the roof of the dwellinghouse, being an alteration which does not fall within paragraphs A.1(l)(i) to (vii).

The proposal would also need to comply with the conditions set out in section A.3 in relation to Class A development, which states;

A.3 Development is permitted by Class A subject to the following conditions—

(a) the appearance of the materials used in the walls, roof or other element of any exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse;

(b) if any element of an upper-floor window located in a wall, roof slope or other element of a side elevation of the dwellinghouse would, if projected downwards in a vertical line to ground level, be within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant wall or roof slope, then the window must be—

(i) obscure-glazed;

(ii) non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor or stair of the dwellinghouse directly below that point; and

(iii) permanently maintained in compliance with paragraphs A.3(b)(i) and (ii); and

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part must, so far as practicable, match the roof pitch of the existing dwellinghouse

- 6.3 The extension would be single storey in scale with a flat roof and a parapet height of 3.2-3.3m, therefore not exceeding 4m and not located within 2m of any boundary. The extension would also not extend more than 4m beyond the rear elevation of the dwelling. As this is a generous plot, the extension is not within the curtilage of the dwellinghouse boundary. Furthermore, the external materials are proposed to match those of the existing dwellinghouse as confirmed in writing by the applicant. As such, the proposed rear extension is in accordance with the relevant criteria within Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and as such is considered permitted 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 would represent permitted development as set out within Class A of the Town and Country Planning (General Permitted Development) (Amendment)(Wales) Order 2013.

11. RECOMMENDATION

GRANTED

01 The proposal accords with the criteria set out under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment)(Wales) Order 2013 (as amended) and is permitted development.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Ground Floor Plan, Proposed Rear Elevation. The decision also relates to an email from simon@ovwl.co.uk on 03/09/2026 at 6:56am.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.