

Delegated Decision Report

Application No:	26/0161	Statutory Period Expires:	28th April 2026
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Site:	118 Cae Perllan Road Newport NP20 3FT		
Proposal:	REAR AND SIDE SINGLE STOREY EXTENSION (PART RETROSPECTIVE)		
Applicant:	M Excell		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site comprises of a two storey, semi-detached property located in the Gaer ward within the defined settlement boundary.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey rear and side extension. The proposed extension would measure 7.8 meters in width, 7.2 meters in depth from the existing kitchen on the south elevation, and 4.1 meters in depth from the existing living room area on the north elevation. It would measure 2.7 meters in height. In terms of materials, these would be matching with the existing.

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 TECHNICAL ADVICE NOTE (TAN) 24: The Historic Environment

5.3 HISTORIC ENVIRONMENT (WALES) ACT 2023

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 SPG
STOW PARK CONSERVATION AREA APPRAISAL

6. CONSULTATION RESPONSES

6.1 Local Heritage Officer:

The property in question is located outside the Stow Park Conservation Area and therefore this is a question of setting impact.

The view down Cae Perllan Road is identified as an important long-range view; being a notable view out of the Conservation Area towards the docks and estuary, which takes advantage of Newport's distinctive river topography and is lined with typical early-C20 suburban housing of uniform scale and design.

The proposed, being a flat roofed single storey extension which partially wraps the southern elevation of the property in question, will not impact upon this view, nor the way in which the conservation area is experienced and understood.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 05.03.2026 and a site notice was put up on 11.03.2026.

7.2 No representations 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. 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 development.

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 proposed development would be located on the rear and side elevation, so would not be readily visible within the public realm. Additionally, scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the host dwelling or neighbouring properties. As such, it is considered that the extension would not be overly obtrusive, not have an adverse impact on visual amenity.

8.2.2 It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension has a flat roof, it is considered that the proposed single storey appears subservient to the host dwelling and does not have an adverse effect on the character of the area. Additionally, the proposed materials match that of the existing.

8.2.3 It is therefore considered that the proposed single storey extension 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 The House Extensions and Domestic Outbuildings SPG states *A house extension (or a domestic outbuilding) should preserve adequate amenity space for existing and future occupiers of the application property.* There is adequate rear amenity space retained.

- 8.3.2 The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' The neighbouring property at 116 has a ground floor extension on the rear elevation; therefore the 45° light test is required. For the plan view test, a notional line was drawn at 45 degrees from the centre of the affected window. The proposed extension did not project beyond this line. Therefore, it is anticipated that the development will not adversely affect the neighbouring property by means of a loss of daylight. Given the location of the proposed extension and the already existing adjoining wall with number 112, it is considered that the proposal would not result in an adverse impact to its residential amenity.

8.4 Biodiversity

- 8.4.1 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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.5 Local Heritage

- 8.5.1 The application site is located outside of the Stow Park Conservation Area, however due to its close proximity to the boundaries the impact of the development has been considered in respect of the setting of the CA for completeness. In this instance the scale and siting of the proposed development are not considered to have any unacceptable adverse impact upon the setting of the CA, therefore it is concluded that the development would preserve the character of the CA and therefore satisfy the preserve or enhance test as contained within The Historic Environment (Wales) Act 2023 and TAN 24. The Council's Principal Heritage Officer was consulted on the application and raised no objection in respect of the impact upon heritage assets in the area.

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 it is considered that the proposed development would not result in any harm to the visual or residential amenity of the area. A condition will be added to ensure the submission of a biodiversity scheme. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Existing/ Proposed Site/ Floor Plans and 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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

03 Prior to the commencement of development, details of 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 for the lifetime of the development.

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 This decision relates to plan Nos: Site Location Plan, Existing/ Proposed Site/ Floor Plans and Elevations

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.