

Delegated Decision Report

Application No:	25/0716	Statutory Period Expires:	1st January 2026
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Site:	2 Glanmor Crescent Newport South Wales NP19 8AX		
Proposal:	PROPOSED REAR EXTENSIONS INCLUDING CONVERTING PART OF OUTBUILDING		
Applicant:	Bates		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 2 Glanmor Crescent is a two-storey detached dwelling located in the Alway ward. Due to the topography of Glanmor Crescent, the land slopes significantly towards the rear. The area is characterised by semi-detached dwellings with sloping gardens. To the west of the site, a pair of semis is laid out at right angles to the application property with significant intervisibility present between units to both side and rear due to the topography.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect 2no single storey extensions on the rear elevation and increase the height of the existing flat roof garage located to the west side of the property. Both extensions would measure 2.5m in depth. Extension A would project from the rear elevation of the existing garage/outbuilding occupying the western (side) elevation and would measure 3.6m in width, 2.7m in height to the top of the flat roof from the ground floor level of the dwelling (4m from the ground level of the sloped rear garden). Extension B would project from the rear elevation of the dwelling and would measure 4m in width, 3.5m in height to the top of the mono-pitch from the ground floor level of the dwelling (5m from the ground level of the sloped rear garden). The external walls of both extensions would be finished in spa dash to match the host dwelling. Fenestration consists of 2no windows on the rear elevation, with 1no double-pane window on each extension and 1no rooflight in the existing fibreglass flat roof of the garage/outbuilding.

3.2 A raised patio area is proposed between the 2no rear extensions, measuring 2.4m in width, 2.5m in depth and 1.5m in height above the ground level of the rear garden. 1.1m guard railing is proposed along the rear edge of the patio and a glazed roof, projecting from the dwelling is proposed above the patio. The patio would also include steps to reach the lower level of the garden, measuring 800mm in width and 2.5m in depth.

3.3 Due to the level difference between the GFL of the dwelling and the rear garden, basement storage is proposed. To create access to the basement, 2no x 1200mm x 800mm doors are proposed, including 1no beneath the proposed patio and 1no beneath extension B.

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

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 states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability

5.4 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE.

6. CONSULTATION RESPONSES

6.1 NONE.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 10.09.2025.

7.1 NEIGHBOURS: 7no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 **Visual Amenity/ Character and Appearance;**

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size and form of the extension(s) are appropriate in the context of Glanmor Crescent. Both extensions would be built on the rear elevation which is not widely visible from the public realm, and the extension is therefore appropriately sited.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of

the existing building, replicating its pitch and architectural detailing (including external materials). Extension A projects from the existing flat roof garage/outbuilding so a flat roof is proposed to match, albeit higher than existing. Extension B proposes a mono pitch/lean to roof which although doesn't match the host dwelling, is appropriate in this context, given the limited depth of the extension.

8.3 Residential Amenity:

Due to the established layout of Glanmor Crescent, the nearest neighbouring property (no.4 Glanmor Crescent) splays away from the application property. Extension B would be set in 1m from the shared boundary with no.4 and 3.8m from the side extension of the neighbouring dwelling. Given the orientation of the dwelling, the scale of the extension and the separation distance from the shared boundary/neighbouring dwelling, it is unlikely to give rise to overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.4 The application property also shares its side boundary with the rear boundary of nos.44 and 46 Gibbs Road. Extension A would be set in between 200mm (at its closest point) and 600mm (at its furthest point) from the boundary and approximately 12m from the rear elevation of no.44 Gibbs Road so no adverse impact is anticipated as a result of the rearward extension. The ground level of the rear garden of no.44 Gibbs Road is approximately 1.3m lower than the ground level of the extension, meaning that the extension appears elevated above the boundary treatment. It is proposed to increase the height of the existing garage/outbuilding by 700mm. Due to the sloping ground level, the extension would reach between 3m and 4m above the ground level of no.44 and no.46 Gibbs Road. Nevertheless, the building does not occupy the full width of either boundary, and the structure does not appear as an overly dominant structure elevated above the boundary fencing. Moreover, the extension is sufficiently far from the rear elevation of no.44 and no.46. As such, it is considered that the extension is unlikely to give rise to overbearing effect or loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 The SPG states that in order to preserve residents' privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Protected windows that face one another should be at least 21.00 metres apart. The application property shares its rear boundary with nos.26 & 28 Walden Grange Close which are downslope of the development site, meaning there is clear intervisibility between properties. The protected windows on the rear elevations of these properties are located approximately 23.5m away from the existing rear elevation of no.2 Glanmor Crescent (measurement taken from the centre of the pair semi-detached homes). The extension would project 2.5m beyond the existing rear elevation, reducing the separation distance to 21m. Given that a 21m separation distance would be maintained, no adverse impacts associated with actual and perceived overlooking are anticipated.

8.6 The SPG states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable'. The proposed raised patio is situated between the proposed extensions, meaning that any views afforded by the patio are towards the rear, a view which can already be achieved through the existing rear elevation windows and from the existing ground level of the rear garden. It is considered that any impact caused by the patio would not go above and beyond the existing and the patio is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.7 Biodiversity:

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.

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 rear extensions and raising height of side extension are acceptable as do not give rise to demonstrable loss of light, privacy or overbearing effect. A biodiversity enhancement scheme will be secured via condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- KD2024 2A - Proposed Floor Plan 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 NLDP 2011-2026.

03 No window or door openings shall be formed in the western (side) elevation of the extension, projecting from the existing garage/outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

04 No window or door openings shall be formed in the eastern (side) elevation of the extension, projecting from the existing rear elevation of the dwelling hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

05 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 This decision relates to plan Nos: KD2024 1 - Existing/Proposed Site Plans and Existing Floor Plan and Elevations, KD2024 2A - Proposed Floor Plan and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 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.