

Delegated Decision Report

Application No:	25/0705	Statutory Period Expires:	12th March 2026
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Site:	34 Tennyson Road Newport NP19 8HN		
Proposal:	PROPOSED CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH BALCONY ABOVE, CONVERSION OF GARAGE, ASSOCIATED EXTERNAL WORKS AND USE OF LOWER GROUND FLOOR AS ANNEX (RETROSPECTIVE)		
Applicant:	J Higgs		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was approved in 2024 (23/1049) for the 'construction of a single storey extension to the rear of the property with balcony above, conversion of garage into storage and associated external works.' Works were then undertaken to the property, not in accordance with the approved plans. An NMA was submitted in 2025 (25/0352) in an attempt to regularise what had been built on site however this application was refused as it was considered that the accumulation of the changes was of a scale great enough to cause an impact different to that caused by the original scheme. The current application (25/0705) application has been submitted to retain what has been built on site.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a semi-detached dwelling with a single storey flat roof garage attached to the side. A hard paved driveway extends across the entire front of the property. Whilst viewed as a two-storey dwelling from the front, it also contains a lower ground floor visible from the rear with a garden that slopes gently away from the property.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to retain the single storey lower ground rear extension with balcony above, the garage conversion and lower ground floor annex.
- 3.2 The single storey rear extension is at lower ground floor level and accommodates the annex. The annex contains a bedroom, bathroom, utility room and kitchen/living space. The flat roof rear extension measures a width of 7.1m, depth of 3.07m and a height of 2.6m. There is a balcony above part of the extension that includes frosted glazed balustrade that extends from 0.9m in height at the rear of the balcony to 1.8m in height either side to act as privacy screens. At its closest, the balcony is sited 0.65m from the boundary shared with the adjoining property. The balcony is sited 3.7m from the other neighbouring side boundary.
- 3.3 When compared to the previously approved scheme at the site, the current application includes the lower ground floor extension, a reduction in size of the lower ground floor rear extension, the removal of the ground floor rear extension as well as other external alterations including the insertion of first floor patio doors with a Juliet balcony in the rear elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1049	PROPOSED CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH BALCONY ABOVE, CONVERSION OF GARAGE INTO STORAGE AND ASSOCIATED EXTERNAL WORKS	GRANTED WITH CONDITIONS	01/02/2024

25/0352	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/1049 PROPOSED CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH BALCONY ABOVE, CONVERSION OF GARAGE INTO STORAGE AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE FENESTRATION CHANGES, CHANGES TO FOOTPRINT OF EXTENSION, REMOVAL OF GROUND FLOOR EXTENSION, AMENDED STAIRCASE DESIGN, AMENDED BALCONY DESIGN AND ADDITION OF JULIETTE BALCONY TO FIRST FLOOR BAY WINDOW	REFUSED	05/06/2025
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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)

- GP2 General Amenity
- GP4 Highways and Accessibility
- GP6 (Quality of Design)
- H7 (Annexes to Residential Dwellings)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection subject to conditions. The key issue from highways' perspective is that the basement cannot be used sold etc as a separate dwelling. The applicant has proposed a condition to address this. There are therefore no objections subject to the annexe condition being imposed.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 27/10/2025.

7.1 National Annexe Planning Consultancy (NAPC):

I write in support of planning application reference 25/0705 for the proposed construction of a single storey extension to the rear of 34 Tennyson Road, Newport, with balcony above, conversion of garage, associated external works, and use of the lower ground floor as an annexe (retrospective). NAPC is a national authority on ancillary and modular residential

accommodation, and we recognise the value that well-designed annexe developments bring to communities.

The proposal demonstrates an efficient use of the existing residential plot, providing flexible living arrangements that can support multigenerational families or offer care solutions within the established home environment. The ancillary nature of the annexe, as described, is consistent with national policy objectives to make best use of land and to respond sustainably to housing and care pressures without necessitating large-scale new development. We note that the annexe is to remain subordinate to the main dwelling, and we encourage the Council to ensure that its use remains ancillary and not as a separate unit, in line with established planning principles.

In reviewing the application, we would gently highlight the importance of ensuring that the scale, layout, and access arrangements of the annexe remain sympathetic to the character of the main dwelling and the surrounding area. Retrospective elements should be carefully considered to ensure compliance with local amenity and design standards, and to avoid any risk of future separation from the principal residence.

We encourage Newport City Council to consider the adoption of supportive annexe policies in future iterations of the local plan, recognising the positive impact that ancillary accommodation has had in relieving housing pressures in Ireland and California. Such policies can deliver sustainable, flexible solutions for local residents and help address wider demographic and care needs.

8. ASSESSMENT

8.1 Garage Conversion and Roof Works

The property has a 'garage' attached to the side elevation of the main dwelling which has been converted partially into a WC and partially into a covered access to the rear garden. Externally, the garage door has been removed and replaced with a window and door. The roof of the garage previously stepped down towards the rear. The roof has been replaced and raised to provide a flat roof. In terms of design, it is considered that the proposed changes would not result in a harmful impact on visual amenity or detract from the character and appearance of the host dwelling. In terms of residential amenity, the garage abuts the boundary shared with the neighbouring property, no.36. The neighbouring property is set at a lower level than the application site and contains a single storey extension to the side of their property that is set back from the front elevation of their dwelling. The front elevation of the neighbouring extension is approximately in line with the rear elevation of the garage at the application site. The garage roof has been increased in height by a maximum of 0.5m. Given the presence of the garage already sitting above the neighbouring extension, it is not considered that the small increase in roof height would result in a harmful impact over and above the existing garage and dwelling. It is therefore considered that it would not result in a harmful impact on the amenity of the neighbouring occupiers by reason of loss of light or perceived space. In terms of Highways matters, the existing garage is not large enough to be classed as a formal parking space. Therefore its conversion would not result in a loss of parking. It is also worth noting that access to the rear would remain. Overall, it is considered that the proposed garage conversion and raising of roof height would not result in a harmful impact on visual amenity, residential amenity or highway safety.

8.2 Rear Extension

A single storey lower ground floor extension has been erected to the rear of the property. The extension has a flat roof and the walls have been finished in render to match the main dwelling. Owing to the location, scale and design of the extension, it is not considered that it would result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling. In terms of residential amenity, at its closest, the extension is set 0.4m from the side boundary shared with the adjoining property. A relatively high fence runs along the boundary and the adjoining property also contains a ground floor balcony. Owing to the scale and location of the proposed extension, as well as the other existing features within the neighbouring property, it is not considered that the proposed extension would result in a harmful impact on residential amenity by reason of loss of light, perceived space or privacy.

8.3 **Annex**

The lower ground floor is to be used as a self-contained annex. The annex is limited in size and provides only essential accommodation that is commensurate with the needs of the user and is supplementary to the facilities in the main dwelling. The annex is within the lower ground floor extension of the dwelling. The applicant advised that the annex is intended to be used by a family member associated with the future occupiers of the property and therefore has a functional link with the dwelling house. The annex is sited within the curtilage of the main dwelling and whilst it has its own entrance, it shares all external infrastructure, parking and amenity space. No subdivision of the dwelling or curtilage is proposed. Overall, based on the information provided, the annex would comply with policy H7.

8.4 **Balcony**

The balcony sits above part of the lower ground floor extension. It is set in approximately 0.65m from the side boundary shared with the adjoining property and approximately 3.7m from the other side boundary. Frosted glass balustrade has been erected around the rear at a height of 0.9m and on both sides at a height of 1.8m. It is considered that the balustrade on either side of the balcony acts as privacy screens and adequately protects the privacy of neighbouring properties. It is also worth noting that the adjoining property has a balcony at similar height. It is therefore considered that the height of the privacy screen does not result in an overbearing impact. Overall, it is considered that the balcony is acceptable and does not result in a harmful impact on visual or residential amenity.

8.5 **Other Works**

The first-floor window in the rear elevation has been replaced with patio doors and a juliet balcony. As it is on the rear elevation, it is not visible from public vantage points. Whilst the opening is larger than what was previously on site, it would not result in a harmful loss of privacy over and above the previous situation. It is therefore considered that the first floor patio doors and juliet balcony do not result in a harmful impact on visual or residential amenity.

8.6 **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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The proposed plans indicate the provision of a bat box and bird box. It is considered reasonable and necessary in this instance to secure the scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 By reason of its location, scale and design it is considered that the proposed works would not result in a harmful impact on visual amenity, residential amenity or highway safety in accordance with the aforementioned policies.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Plans and Elevations with Biodiversity Enhancements Drawing No.R833-20A

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 Within three months of the date of this permission, the biodiversity enhancements as shown on the approved drawing 'Proposed Plans and Elevations with Biodiversity Enhancements Drawing No.R833-20A' and retained for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 The 1.8m high privacy screens as shown on either side of the balcony on approved drawing 'Proposed Plans and Elevations with Biodiversity Enhancements Drawing No.R833-20A' shall be retained for the lifetime of the development.

Reason: To protect the privacy of neighbouring occupiers in accordance with policy GP2.

04 No window or door openings, other than those approved, shall be formed in either side elevation of the lower ground floor rear extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Plans and Elevations with Biodiversity

Enhancements Drawing No.R833-20A, Planning Statement, Location Plan Drawing No.R833-00 and Existing Plans and Elevations Drawing No.R833-01.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and H7 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.