

Delegated Decision Report

Application No:	25/0158	Statutory Period Expires:	13th May 2025
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Site:	1 The Shires Marshfield Cardiff CF3 2AW		
Proposal:	SINGLE STOREY REAR EXTENSION		
Applicant:	T Cronick		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 1 The Shires is a two storey, detached dwelling situated in the Tredegar Park and Marshfield ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey to the rear of the property. The width of the proposed extension would be 10m, the depth would be 5m and the height would be 2.7m. The materials used will be the same as the host dwelling to match.

3.2 It is also proposed to install two rectangular roof lanterns which will have an area of 4.5m² each.

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 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 GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No response.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 18.03.2025.

7.1 NEIGHBOURS: 2 The Shires- *No objections*

7.2 COUNCILLORS: No response.

7.3 COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development

A single storey rear extension for residential use in principle is deemed acceptable, however, further considerations are discussed below.

8.2 Visual Amenity/ Character and Appearance

The SPG raises that *wherever possible, extensions should be built on the rear or least important elevations of properties.* The rear extension is deemed to be in accordance with the SPG, situated to the rear of the property. Due to the single storey height of the extension, it does not significantly harm or change the character or appearance of the host dwelling and poses subordinate to the main dwellinghouse.

8.3 In relation to proposed roof form, the House Extensions and Domestic Outbuildings SPG states *'Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).'* The flat roof is contrary to the SPG, however, as the development is located to the rear of the property, the visual impact is limited.

8.4 In addition to the SPG, policy GP6 of the NLDP states that the use of materials should complement the site context and integrate with the host dwelling. The proposed extension states that it will contain render to match that of the existing dwelling and windows to match the existing dwelling in line with Policy GP6 and the SPG.

Residential Amenity

8.5 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.

8.6 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 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 separation distance to the nearest residential properties to the west of Mallards Reach, it is considered that the proposal would not result in an adverse impact on its residential amenity.

Biodiversity

8.7 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. It has been confirmed that a bird box will be mounted to the side elevation of the proposed extension and therefore suffices the need for biodiversity net gain.

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 extension would not have a detrimental impact on neighbouring amenity and would appear subordinate in scale, creating a coherent form of development across the rear of the dwellinghouse.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents <BO1-02 - Proposed Plans and Elevations, BO1-01 - Existing Plans and Elevation, BO1-00 - Site Location Plan >.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

02 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.