

Delegated Decision Report

Application No:	26/0449	Statutory Period Expires:	10th August 2026
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Site:	15 Handel Close Newport NP19 9HX		
Proposal:	PROPOSED FRONT PORCH AND SINGLE STOREY REAR EXTENSION		
Applicant:	G & K Butcher		
Type:	Full	Ward:	Ringland
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application comprises of a semi-detached property, located within the Ringland Ward. The property is sited on a prominent position at the end of a cul-de-sac. The area is generally characterised by terraced properties, however there are 4no. sets of semi-detached properties of similar design at the end of the cul-de-sac.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to construct a porch on the front elevation. The porch would measure 3.8m in width, 1.85m in depth extending from the front elevation, 2.7m to the eaves and 3.43m to the ridge of the lean-to roof. The porch would have a front door and a window either side. The porch would serve a hallway. It is also proposed to construct a rear extension. The extension would be 6.82m in width, 3.9m in depth, 2.4m in height to the eaves and 3.5m to the ridge of the lean to roof. A set of patio doors, 1no. window and 3no. roof lights are proposed. The plans state that the walls would have a spar finish, which would match the existing dwelling.

4. RELEVANT SITE HISTORY

4.1 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)

5.3.2 Policies CE7 (Conservation Areas) GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- 5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

- 6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.06.2026.

- 7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity

- 8.2.1 The House Extensions and Domestic Outbuildings SPG states that a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. The proposed porch is located on the principal elevation of the dwelling house. Whilst the properties are generally of the same style along the terraced section of Handel Close, a number of properties have porches of varying designs. It is acknowledged that the addition of the porch would distort the symmetry of the semi-detached pair of properties, this is the case for the next pair of semi-detached properties along the street, in which a porch was approved under ref.92/0920 at no. 21 Handel Close. Additionally, porches are a common feature found on the properties opposite. On this basis, it is not considered that the porch would appear as an incongruous addition to the streetscene.

- 8.2.2 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension's scale would appear subservient to the main dwellinghouse and would be positioned to the rear of the property. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the lean to roof of the extension is contrary to the host dwelling's hipped roof form, the extension would not be visible from the public realm and is acceptable. The materials would match the existing property. It is considered that the proposals accord with policy GP6.

8.3 Residential Amenity

- 8.3.1 The proposed porch incorporates two windows, one on either side, and consideration has therefore been given to the potential impact on neighbouring amenity. No. 17 contains a side elevation window which would face one of the proposed porch windows. However, the host dwelling already benefits from an existing window in this elevation facing the neighbouring property. Given that the porch would serve a non-habitable room, it is considered that it would not introduce a different relationship to that which currently exists, it is not considered that the proposal would result in any additional overlooking or loss of privacy. On balance, the proposal would not give rise to a materially worse situation than the existing arrangement.

- 8.3.2 No side-facing windows are proposed within the rear extension. As such, it is not anticipated that the development would result in any loss of privacy to neighbouring occupiers. To ensure that privacy levels are maintained in the future, a condition will be imposed preventing the insertion of any windows within the side elevations of the rear extension.

- 8.3.3 The 45 degrees tests have been undertaken in relation to the rear extension and adjoining neighbour as set out in the SPG. In this case, the plan view test fails and the elevation marginally passes. Notwithstanding this, consideration is given to the fact that the extension

falls under the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which provides permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse. On this basis, it is not considered that the extension would impact the neighbouring amenity significantly and due weight is given to the fall back position associated with permitted development. On balance the extension is deemed acceptable in terms of residential amenity.

8.4 **Highways**

8.4.1 The proposal would not result in the creation of an additional bedroom, and the proposed porch would not encroach into the existing driveway area to the front of the property. As such, there would be no increase in parking demand and no adverse impact on highway safety. The development is therefore considered to accord with Policy GP4.

8.5 **Biodiversity**

8.5.1 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. A biodiversity scheme could be secured via a suitably worded condition.

8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 porch and single storey rear extension would not impact on the residential amenity of neighbouring occupiers or the character and appearance of the streetscene. The proposals accord with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations, Site Location Plan, Site Plans, Sewer 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.

02 The external surfaces of the extension and porch hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 No window or door openings (other than those shown on the approved plan) shall be formed in the side elevations of the 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.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5 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.