

Delegated Decision Report

Application No:	25/0969	Statutory Period Expires:	6th February 2026
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Site:	4 Russet Close Langstone Newport NP18 2BQ		
Proposal:	REAR EXTENSION AND PARTIAL GARAGE CONVERSION		
Applicant:	A Francis		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 4 Russet Close is a two-storey detached property located in the Bishton and Langstone ward. Russet Close is a cul-de-sac of limited number of properties, with no.4 forming the penultimate dwelling along the western side of the street. The site is within the urban boundary as identified by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey rear extension is proposed, measuring 3.25m in depth, 7m in width, 2.3m in height to the eaves and 3.3m in height to the ridge of the mono-pitch roof. The extension would be finished in buff facing brick, with a concrete tile roof and a red soldier course above the proposed bifold doors. In addition to aluminium bifold doors on the rear elevation, 3no Velux rooflights are proposed in the rear roof slope.

3.2 A partial garage conversion is also proposed. This would not involve any external works however, internally, a 3m depth of the garage would be converted into a utility room. The plans indicate that the driveway would be widened by 1.2m to provide a third off-road parking space in the front garden. The widened driveway would be block pavements to match the existing

3.3 On the northern (side) elevation, 1no door would be replaced with a window. To accommodate the window, a section of the wall would be bricked up to a height of 1m

3.4 In terms of biodiversity, 2no Schwegler Nestbox (bird boxes) are proposed between 2m and 2m high on the northern (side) elevation.

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 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 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 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

PARKING STANDARDS (ADOPTED JANUARY 2015)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

Not Policy Compliant

The proposals reduce the parking provision from 3 to 2 spaces. Assuming the property is a three-bedroom unit this would not be compliant with the parking SPG.

Any offsite parking is likely to obstruct the turning head and would not be supported by Highways.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20.11.2025

7.1 NEIGHBOURS: 3no neighbours were consulted. 1no objection received to date.

6 Russet Close

This Extension application if granted permission, has the potential to block out a lot of light from the side window of my house which looks onto my neighbours back garden, (who is requesting permission to have this extension on the back of their house).

This would therefore make my downstairs living room potentially much darker.

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 are appropriate in the context of Russet Close. The extension would be built on the rear elevation which is not 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). A mono pitch roof with 3no velux rooflights is proposed which does not comply with the guidance however is not an uncommon feature for householder extensions and is acceptable in this instance.

8.3 Residential Amenity:

Due to the established layout of Russet Close, the turning head of the cul-de-sac is situated in front of no.6 Russet Close, meaning that the dwelling is set back 6.5m further from the highway than no.4. As such, the extension would not protrude beyond the rear elevation of no.6. The extension would be set in 1m from the shared boundary with no.6 and 2.5m from the shared boundary with no.2 Russet Close and would measure up to 3.3m at its highest point. Given the limited height of the extension and the separation distance from the shared boundaries, 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 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring amenity as the proposed windows would overlook the rear garden. As such, it is not anticipated that the development would adversely affect the neighbouring amenity by means of a loss of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 It is acknowledged that neighbours have raised concerns in relation to a loss of light to a side elevation window at no.6 Russet Close. The side elevation window currently faces toward the rear garden of no.4 and is partially screened by the existing 2m boundary fencing. The proposed rear extension would terminate before reaching the side elevation window so any impact in terms of loss of light would be minimal. The window faces north so increased shadow is unlikely. In this instance, regard has also been given to the fall-back position of what can be achieved under the General Permitted Development Order (Wales) and this has been given weight in the assessment of this application. A single storey rear extension, measuring up to 4m in depth can be erected at will, therefore any impact in respect of loss of light to the side window is not considered to be of an unacceptable level. With regard to the above, it is considered that the proposed extension, by reason of its modest size, height and design would not adversely affect neighbouring residential amenity and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 Highways Safety:

The proposal involves a partial garage conversion which would result in the loss of 1no off-road parking space, reducing the parking provision from 3no to 2no spaces. In accordance with the Parking Standards Supplementary Planning Guidance, a three-bedroom property is required to provide 3no off road parking spaces. As such, it is proposed to widen the existing driveway by 1.2m to provide a third off-road parking space in the front garden. The development would therefore maintain compliance with the Parking Standards SPG.

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. The ecological enhancement proposed as part of the development is commensurate with the scheme and the implementation will be secured 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 development would not harm the visual or residential amenity of Russet Close. A condition will be added to ensure the biodiversity enhancement scheme is implemented. 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.

- A101a - Proposed Floor Plans and Elevations
- Green Infrastructure Statement

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 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents: 'A101a - Proposed Floor Plans and Elevations' and 'Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

04 Prior to the first beneficial use of the garage conversion hereby approved, the replacement parking space in the front garden shall be provided and retained as such for the lifetime of the development.

Reason: To replace lost parking provision as a result of the approved scheme and maintain off road parking provision to serve the property. In the interests of road safety and amenity. GP2, GP4 of the adopted LDP.

Commented [JD1]: Restrict additional openings in side elevations

NOTE TO APPLICANT

01 This decision relates to plan Nos: A100 - Site Location, Existing Plans and Elevations, A101a - Proposed Floor Plans and Elevations, Green Infrastructure Statement.

02 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.

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.