

Delegated Decision Report

Application No:	26/0221	Statutory Period Expires:	8th June 2026
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Site:	5 Cefn Drive Rogerstone Newport NP10 9AP		
Proposal:	DEMOLITION OF ATTACHED GARAGE AND CONSTRUCTION OF TWO GROUND FLOOR SIDE EXTENSIONS		
Applicant:	B & D Harbon		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The proposal seeks to overcome the previous reasons for refusal on application 26/0096 which related to an adverse impact upon the character and appearance of the area.

2. SITE LOCATION AND CONTEXT

- 2.1 The site forms a corner plot at the junction of Highcross Road and Cefn Drive. Vehicle access is gained from Highcross Road leading to a driveway area. The two storey detached property underwent works to provide 2no. dormers to the eastern roof slope in approximately 2018. A low boundary wall encloses the site wrapping around from Highcross Road to Cefn Drive. An existing single storey flat roof garage is located east of the main dwellinghouse. The existing dwelling is set off the western boundary, with access gained to the rear garden which features a range of trees and planting.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal seeks to demolish the existing flat roof garage and replace this with a hipped roof single storey extension providing additional living space, along with a further single storey extension with flat roof on the west side forming a garage

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0096	DEMOLITION OF ATTACHED GARAGE AND CONSTRUCTION TO TWO GROUND FLOOR SIDE EXTENSIONS	Refused	05.03.2026
17/0946	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 17/0517 TO SUBSTITUTE APPROVED DRAWING TO CORRECT AN ERROR WITH ANNOTATED MEASUREMENTS TO PORCH WIDTH	Approved with conditions	02.11.2017
17/0517	PART RETENTION, PART COMPLETION OF GROUND FLOOR FRONT AND REAR EXTENSION, NEW PITCHED ROOF TO GARAGE AND DORMER EXTENSIONS TO ROOF	Granted with conditions	15.09.2017
90/0264	ERECTION OF A TIMBER SCREEN FENCE ON REAR BOUNDARY OF GARDEN	Granted with conditions	06.07.1990

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- T4 – Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic buildings
- Wildlife and development
- Parking standards
- Trees, woodland, hedgerows and development sites

5.5 TECHNICAL ADVICE NOTE 12: DESIGN

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

6.2 Highways Officer: No objection – The site retains sufficient parking and there are no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 25th March 2026.

7.1 NEIGHBOURS: 1no. comment:

- I would like to support this planning application. The proposal has clearly been designed with consideration for the local surroundings, and I feel it will integrate well with the existing properties while maintaining the character of the area.

7.2 Rogerstone Community Council: No response.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary in a residential area adjacent to a main highway route. Given the sites location, the principle of development is acceptable subject to other material considerations.

8.2 Impact on Amenity and Character & Appearance of the Area

8.2.1 Assessment of the planning history identifies that a previous application (17/0517 and 17/0946) permitted and non-materially amended extensions and dormer windows. The associated dormer windows and porch area have been built out and therefore the consent is extant. The replacement garage included a roof form of the same design and overall width, albeit with a deeper set back from the principal elevation.

8.2.2 The proposed east side extension is of the same width as previously approved and overall design apart from omission of garage doors, and replaced with a pair of matching windows. External materials are to match the existing dwelling resulting in a coherent appearance. The same separation distance and overall height of the extension results in no unacceptable impact upon the character and appearance of the area or neighbouring properties, as per the previous application.

- 8.2.3 The previously proposed garage under 26/0096 sited the garage hard against the common boundary onto Cefn Drive infilling the available width of the plot resulting in an adverse impact upon the openness between the dwelling and the footway.
- 8.2.4 The scheme now proposed has addressed the above issue by reducing the width of the garage and set off the common boundary by 0.86m to the common boundary and reduced the bulk and massing through the use of a flat sedum roof. Sections of existing hedgerow will be removed to facilitate the development, however the majority of the hedgerow is retained thereby limiting the impact of the garage extension on the wider appearance of the area. The garage extension would not result in any adverse impact upon visual amenity and now accords with Policies GP2 and GP6.
- 8.2.5 The proposed development by virtue of its scale, design and siting would not result in any unacceptable impact upon the living conditions of neighbouring occupiers.

8.3 **Highways and Parking**

- 8.3.1 The Highways Officer has raised no objection to the scheme, and no alterations are proposed to the existing highway access or the amount of off street parking afforded to the site. As such, the proposal accords with Policies GP4 and T4.

8.4 **Impact on Ecology**

- 8.4.1 Prior to the submission of the current application a tree was felled in the garden; the tree was not subject of a tree preservation order, nor protected through the designation of a Conservation Area. As such, no formal consent would have been required in order to remove the tree. However, it is the view of the Local Planning Authority that this tree felling was done in order to facilitate the proposed development this is based on the information provided within the accompanying GIS, therefore in accordance with the guidance contained within PPW 12 6.4.16:

“Potential applicants should not conduct any pre-emptive site clearance works before submitting a planning application as this can make it more difficult for a development proposal to secure a net benefit for biodiversity. Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity must be achieved from that point. Habitat status can be established through evidence remaining on site and local desk-based assessments (planning authorities must ensure that they have access to these data sources). In such cases, habitat status will be presumed to be good in the absence of any evidence to the contrary”.

- 8.4.2 The Green Infrastructure Statement confirms that enhancements in the form of a bird box to the south west elevation and a green sedum flat roof shall be installed. The proposed enhancements are considered proportionate to the development proposed and addresses para. 6.4.16 of PPW (Ed.12).
- 8.4.3 Given the current condition of the existing single storey garage, it is considered unlikely to support any protected species given the thermal dynamics of the building not providing a stable temperature. No objection has been raised from the Councils Ecologist regarding impact on protected species.

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 development has addressed the previous reason for refusal and would now result in an acceptable form of development which integrates with the wider area in accordance with national and local policies.

**11. DECISION
GRANTED WITH CONDITIONS**

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

- Proposed Block Plan (Received: 11.05.2026)
- Proposed Ground Floor (Drawing ref: PDCD526-006)
- Proposed First Floor (Drawing ref: PDCD526-007)
- Proposed Second Floor (Drawing ref: PDCD526-008)
- Proposed Elevations (Drawing ref: PDCD526-009)
- Proposed Elevations (Drawing ref: PDCD526-010)
- Green Infrastructure Statement (Received: 24.03.2026)
- Site Location Plan (Received: 24.03.2026)

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 biodiversity mitigation and enhancements as shown in the Green Infrastructure Statement (Received: 24.03.2026) shall be carried out and installed in accordance with the details therein and retained for the duration of the use.

REASON: To result in biodiversity net gain in accordance with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6 and T4 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.