

Delegated Decision Report

Application No:	25/0783	Statutory Period Expires:	18th November 2025
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Site:	23 Edward VII Avenue Newport NP20 4NG		
Proposal:	PROPOSED GARAGE AND LINK SINGLE STOREY SIDE EXTENSION		
Applicant:	L & J Slavin		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a semi-detached dwelling located on the south side of Edward VII Avenue within the Allt-yr-Yn ward. The property is located on the corner of Edward VII Avenue and Tyllwyd Road and benefits from off street parking to the front/side and a private rear amenity space. The topography of the area reduces to the south resulting in the site being elevated as one progresses down Tyllwyd Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a garage and link single storey side extension. The single storey side extension would measure 1.568m in width at the front of the house, and 2.715m in width at the rear of the house. The single storey side extension would have a flat roof and measure 3.4m in maximum height. In terms of materials, there would be a composite front door, and the wall would be a painted texture render.

3.2 The proposed garage would measure 6.532m in depth and 2.466m in width. The proposed garage would have a pitched roof with a maximum height of 4m. in terms of materials, there would be painted texture render on the side elevation and rear, and imperial face brick work to match the host dwelling on the front elevation. There would also be a painted softwood ledge and brace doors on the front elevation of the garage.

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.

4.1.50 Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised and adequate parking provided for them.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP6 (Quality of Design)
Policy T4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: *In accordance with the Newport City Council Parking Standards SPG a garage should have internal dimensions of 6 x 3m to be included in the off street parking provision at the property. The proposed garage does not meet this standard however it's noted that the proposal will not result in the loss of off street parking or an increase in the parking demand. I would therefore offer no objection to the application.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 01.10.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of development.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The proposed development is on the side elevation and is readily visible within the public realm therefore the change will impact upon the amenity and character of the area. The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surrounding space. In this case, the proposed development is on the side elevation and is readily visible within the public realm therefore the change will impact upon the amenity and character of the area. However, it is considered that the extension would not

be overly obtrusive and appropriate in size to the main building. Additionally, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.

- 8.3 It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension has a flat roof, it is considered that the proposed single storey does appear subservient to the host dwelling and does not have an adverse effect on the character of the area.
- 8.4 The materials of the extension would not match the existing dwelling, however, is not considered that the proposals would detract from the character and appearance of the street scene or host dwelling.
- 8.5 It is therefore considered that the proposed single storey extension would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.
- 8.6 The garage is located to the side of the host dwelling and proposed side extension, therefore it is readily visible within the public realm. However, the garage is sensitively positioned and would be finished in materials to match the host dwelling. Additionally, whilst it has a pitched roof, it is considered that this does not have an adverse effect on the character of the area.
- 8.7 As such it is considered that the proposals would not result in an adverse impact to the visual amenity of the property or the street, in accordance with policy GP6. It is however considered necessary to condition that the external finish is completed prior to the beneficial use of the development as to safeguard the character and appearance of the area.

Residential Amenity

- 8.8 The proposed development would be constructed to the east elevation to the property where there are no adjoining neighbours. It is considered that the depth of the proposed extension and garage would not result in an unacceptable level of harm to the residential amenity by way of overshadowing or overbearingness.

Highways

- 8.9 The proposed garage does not result in a loss of on street parking or an increase in parking demand. The Local Highways Authority has been consulted on this application and raises no objection to the proposed development. Therefore, the proposal would be in accordance with policies GP4 and T4.

Biodiversity

- 8.10 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 proposals include the erection of a bird box on the side elevation of the host dwelling. This is considered to be proportionate to the scale of the proposals and will ensure there is a net biodiversity enhancement in line with the aspirations of PPW. As such the proposal is considered compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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 is considered acceptable in terms of visual amenity, residential amenity, and is in accordance with the relevant policies of the Newport Local Development Plan 2011-2026. The application is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents < EViiA23 01 - Existing Site Location Plan, Floor Plan, Block Plan and Elevations, EViiA23 02 - Proposed Site Location/Block, Floor Plans and Elevations>. 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 enhancement scheme as shown on approved plan EViiA23 02 - Proposed Site Location/Block, Floor Plans and Elevations 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 ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- 03 The external finish of the development hereby approved shall be applied and completed in accordance with the details as shown on approved plan EViiA23 02 - Proposed Site Location/Block, Floor Plans and Elevations prior to the development coming into beneficial use.
Reason: In the interests of visual amenity and to protect the character of the area in accordance with Policy GP6 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 GP2, GP4, GP6 and T4 were relevant to the determination of this application. 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.