

Delegated Decision Report

Application No:	26/0507	Statutory Period Expires:	31st August 2026
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Site:	46 High Cross Road Rogerstone Newport NP10 9AD		
Proposal:	HIP TO GABLE ROOF ALTERATION AND REAR DORMER EXTENSION		
Applicant:	N Cryer		
Type:	Lawful Development Proposed	Ward:	Rogerstone North
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a semi-detached dwelling with the benefit of off-street parking within the curtilage of the property. Access to the site is gained directly from Highcross Road. The surrounding area is predominantly residential in character, comprising a mix of dwellings fronting Highcross Road and the adjoining streets. Serennu Children's Centre is located immediately to the rear of the application site.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks confirmation that the proposed hip-to-gable roof alteration and rear flat-roof dormer extension constitute permitted development and, therefore, do not require planning permission. The proposal also includes the insertion of a new second-floor side window within the eastern elevation, together with the relocation of an existing first-floor side window to a lower position on the same elevation. In addition, two roof lights are proposed within the principal roof slope.

Hip to gable:

H: 2.8m

W: 7.9m

D: 3.1m

Volume- 11.43m³

Dormer:

H: 2.2m

W: 5.7m

D: 3.6m

Volume- 22.57m³

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

- 5.1 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1.

6. CONSULTATION RESPONSES

- 6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Class B sets out permitted development for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. The applicant seeks permission for 1no. flat roof dormer to the rear, and a hip to gable roof alteration. The development site is not located in Article 1(5) land and therefore there are no restrictions to the alteration of the roof as contained within the GPDO, nor have any conditions been attached to any previous consent granted that would limit permitted development rights on site. A full assessment is carried out below.

8.2 Dormer

- 8.2.1 When assessing the dormer against the requirements of Class B, it is noted that the proposed dormer is set at least 20cm above the eaves, is located on the rear roof plane, and has a cubic content of 22.57m³, which falls within the prescribed volume limitations of the legislation. The proposed external materials have been clearly specified, stating that the dormer walls will be rendered and painted to match the existing dwellinghouse. Accordingly, the proposal demonstrates compliance with Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

8.3 Hip to gable roof alteration

- 8.3.1 When assessing the proposed hip-to-gable roof alteration, it is noted that the enlargement would result in an increase in roof volume of 11.43m³, and no part of the alteration would extend above the highest part of the existing roof. The gable end will also be rendered and painted to match the existing dwellinghouse. Accordingly, this element of the proposal complies with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Class B.

- 8.3.2 When assessing the overall cubic content of the proposed dormer and hip to gable alteration, Class B states :

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house; or*
(ii) 50 cubic metres in any other case;

- 8.3.3 Overall, the cubic content of the proposed roof space would be 34m³, and therefore, below the threshold.

8.4 Side windows

- 8.4.1 There are two windows in the side elevation, 1no. new window proposed at the second floor and 1no. first floor window to be reduced in size. Class B states:

(a) the appearance of the materials used in each element of any exterior work must so far as practicable match the appearance of the materials used in the equivalent element of the existing dwellinghouse; and

(b) if any element of a window inserted on a roof slope or other element of a side elevation of the dwellinghouse would, if projected downwards in a vertical line to ground level, be within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation, then the window must be—

(i) obscure-glazed;

(ii) non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor or stair of the dwellinghouse directly below that point; and

(iii) permanently maintained in compliance with the requirements of paragraphs B.2 (b) (i) and (ii).

8.4.2 The proposed windows would be located within the side elevation and would be situated within 10.5 metres of the boundary. It is noted that the submitted plans demonstrate that the new window to serve the loft is obscure glazed and non-opening. The window on the first floor is existing and solely being made smaller. Therefore, this is deemed acceptable. The new window is proposed as materials to match the existing. Therefore, the scheme is in accordance with Class B.

8.4.3 The development complies with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Class B.

8.5 Roof lights

8.5.1 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Class C sets out permitted development for any other alteration to the roof of a dwellinghouse. The applicant is proposing to insert 2no. new roof lights on the principal roof slope.

Development not permitted

C.1. Development is not permitted by Class C if—

(a) the alteration would protrude more than 15 centimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Conditions

C.2. Development is permitted by Class C subject to the following conditions—

(a) the appearance of the materials used in each element of any exterior work must so far as practicable match the appearance of the materials used in the equivalent element of the existing dwellinghouse; and

8.5.2 It is considered, based on the information submitted, that the proposed roof lights would not project more than 15cm beyond the plane of the existing roof slope and would not extend above the highest part of the roof. The roof lights are also proposed to match the materials on the existing dwellinghouse. Accordingly, these aspects of the proposal appear to comply with the relevant limitations of Class C.

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 Overall, the development proposed does accord with the regulations set out within The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Class B and C. Therefore, the scheme is granted.

11. DECISION

GRANTED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 46 Highcross Road - Headroom and Construction-Section; 46 Highcross Rd - Proposed Elevations Rev1-2; Site Location Plan; 46 Highcross Rd - Proposed Floor Plans Rev1-2; Existing Elevations and Floor Plans

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies 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.