

Delegated Decision Report

Application No:	26/0641	Statutory Period Expires:	18th September 2026
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Site:	21 Fairoak Terrace Newport South Wales NP19 8FG		
Proposal:	FIRST FLOOR BEDROOM EXTENSION		
Applicant:	T. Miah		
Type:	Full	Ward:	Victoria
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a terraced 4no bedroom dwelling located within the Victoria ward. The property is set off the road by a small front garden and benefits from a larger garden to the rear. There is an access lane running to the back of the properties.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a first-floor rear extension. The existing property contains a part single storey part two storey rear extension. The proposed pitched roof first floor extension would extend off the rear of the existing two-storey rear extension, on top of the existing flat roof single storey extension. The proposed extension would be of the same height and width of the existing two-storey rear extension and extend no further into the garden than the existing single storey extension. The extension would be finished in external materials to match the host dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0785	SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS	22/01/2026

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)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objection. No highway related impacts are anticipated, there are therefore no objections offered.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08/09/2026. No comments were received.

8. ASSESSMENT

8.1 House Extensions and Domestic Outbuildings Supplementary Planning Guidance:

- 8.1.1 In relation to rear extensions, the Council's SPG states;

'Wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of every extension should be appropriate to the main building and the space around it. In most cases, two-storey rear extensions should not be more than 3.00 metres deep, but each application will be considered on its own merits. Single-storey extensions may be constructed on side boundaries in certain circumstances (for example, at terraced houses), but householders will need some space in which to undertake maintenance. Eaves and guttering, moreover, should not project into a neighbour's property.'

8.2 Residential Amenity:

- 8.2.1 The property is a mid-terraced dwelling with an adjoining property either side. The rear of the property faces onto a lane.

- 8.2.2 The proposed extension would measure a depth of 3.35m and a width of 2.95m. The proposed extension would extend off the existing two-storey rear extension, and its resultant depth would be 8.9m, along the boundary shared with no.20. This depth is significantly over the guidance outlined above within the Council's SPG. There are no windows proposed in the side elevation of the extension, and it would therefore contain a large, blank elevation. Whilst this would protect neighbouring privacy, it is considered that the extension owing to its scale and design would result in an unneighbourly form of development, resulting in an oppressive outlook, overshadowing and overbearing impact of the occupiers of the adjoining property, no.20.

- 8.2.3 The proposed extension would be sited along the boundary shared with no.20 Fair Oak Terrace. The rear elevation of the adjoining property, no.20, contains a single storey rear extension. The extension contains at least 1no window and 1no door in its side elevation. The window appears to be obscure glazed and therefore is not expected to be a protected window. The main dwelling has 2no first floor windows in its rear elevation. It is unknown whether there are protected windows close to the boundary at both ground and first floor. Notwithstanding this, owing to the scale and siting of the proposed extension, it is considered that it would cause overshadowing for the adjoining property, no.20.

- 8.2.4 The other adjoining property, no.22 Fair Oak Terrace, contains a part single storey part two storey rear extension. There are no windows proposed in the side elevation of the extension, protecting neighbouring privacy. Owing to the scale and location of the extension, it is not considered that it would result in a harmful impact on the amenity of the adjoining occupiers at no.22, by reason of loss of privacy, light and perceived space.

- 8.2.5 There is also a neighbouring property to the rear, no.18 Maindee Parade, of which the side elevation faces toward the rear elevation of the application site, with an intervening lane. An approximate distance of 10.5m between the new rear window and the side elevation of the neighbouring property. The neighbouring property has no windows in its side elevation. It is therefore considered that given the distance, and absence of windows in the rear property, it

would not result in a harmful loss of privacy.

- 8.2.6 Overall, it is considered that the proposed first floor extension, owing to its location, scale and design would result in an oppressive outlook, overshadowing and overbearing impact on the occupiers of the adjoining property, no.20 Fair Oak Terrace.

8.3 **Visual Amenity/ Character and Appearance;**

- 8.3.1 The proposed extension would be sited on the rear elevation of the property. A lane runs to the rear of the property and therefore the extension would be visible from public vantage points as well as a number of neighbouring properties. The roof form of the extension would match that of the existing two storey rear extension it would extend off, and the external materials would also match the host dwelling.

- 8.3.2 Whilst the proposed extension would be large, it would sit on top of an existing single storey rear extension, therefore not increasing the footprint of built development. It is therefore considered that adequate amenity space would be left undeveloped.

- 8.3.3 On balance, it is considered that the proposed extension, owing to its location, scale and design would not result in a harmful impact on the character and appearance of the host property and wider streetscape.

8.4 **Movement:**

The Council's Parking Standards SPG requires 1no parking space per bedroom up to a maximum of 3no. The existing property is a 4no bedroom dwelling with no off-street parking spaces. The proposed extension would not increase parking demand. The Highways Officer advised that there are no highway related impacts anticipated and therefore they offer no objection to the application.

8.5 **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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 first floor rear extension, owing to its location, scale and design, would represent an unneighbourly form of development that would result in an oppressive outlook, overshadowing and overbearing impact on the adjoining property, no.20 Fairoak Terrace. This is contrary to policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) as well as the adopted Householder Extensions and Domestic Outbuildings Supplementary Planning Guidance.

11. DECISION

REFUSED

01 The proposed first floor rear extension, owing to its location, scale and design, would represent an unneighbourly form of development that would result in an oppressive outlook, overshadowing and overbearing impact on the adjoining property, no.20 Fairoak Terrace. This is contrary to policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) as well as the adopted Householder Extensions and Domestic Outbuildings Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Floor Layout, Elevations, Block and Site Location Plans Drawing No.1021(10)26 and Proposed Floor Layout, Elevations and Cross Section/Specification Drawing No.1021(11)26.

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