

Delegated Decision Report

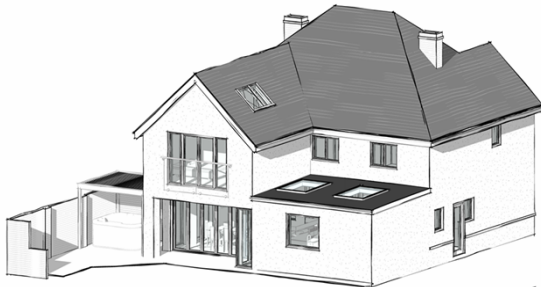
Application No:	25/0987	Statutory Period Expires:	24th April 2026
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Site:	241 Christchurch Road Newport South Wales NP19 8BE		
Proposal:	DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION WITH RAISED PATIO AREA		
Applicant:	R Bates		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 22/0280 was an application at the proposal site for a PROPOSED SINGLE STOREY & PART TWO STOREY REAR EXTENSION and was granted with conditions.
- 1.2 The approved scheme included a rear extension that would measure a total width of 10.4m and a depth of 4.4m. The single storey element would measure 2.7m in height and the two-storey element would measure 5.25m to the eaves and 7.59m to the ridge. The proposal also included a hot tub enclosure to the eastern elevation which would measure 3m in width, 3m in depth and 2.6m in height.

Proposed rear 3D view:



2. SITE LOCATION AND CONTEXT

- 2.1 The application site is within a residential area within Alway ward. The application site is situated on Christchurch Road and is a two-storey detached house. Houses within the vicinity are a mix of detached and semi-detached houses, with off-street parking to the front/side of the dwellings. The streetscene is characterised by a mix of low stone boundary walls and hedging.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for the demolition of the single storey rear extension and the erection of part two storey and part single storey rear extension with a raised patio.
- 3.2 The proposed rear extension would measure a total width of 10.8m and depth of 4.5m so marginally greater than the approved scheme. The single storey element would measure 2.7m in height to the roof (3.3m to the roof lantern). The two-storey element would

measure 5.4m to the eaves, and 7.1m to the ridge. The ground floor extensions would serve a kitchen and living space, and the first floor would serve an additional bedroom.

- 3.3 The two-storey extension has proposed a glazed apex roof with a Juliette balcony. The extensions would be a cream colour paint to render, with white aluminium fenestration.
- 3.4 The raised patio would project 2.4m in depth from the rear of the building and would be 0.6m above ground level at its highest point with a 1.2m glazed boundary screening on top. This will meet the existing raised patio down the Eastern side of the garden.
- 3.5 It is considered that the build has started construction.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/0280	PROPOSED SINGLE STOREY & PART TWO STOREY REAR EXTENSION	GC	12/05/2022

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)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House extensions and domestic outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Ecology: No comments received.

6.2 Local Highways Authority: The proposals do not appear to impact access or parking provision/requirements. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12/12/2025.

7.1 2no. neighbours were consulted on the application. No comments received to date.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

8.1.2 The previously approved development under 22/0280 is an extant consent and could be implemented. The previously approved application holds similar proportions and architectural style to the proposed design of the current application. It is noted that the approved eaves height of the two-storey element under application 22/0280 is 5.25m, whereas the proposed eaves height of the two-storey element in the current scheme is 5.4m. However, from a comparison of the approved and proposed plans, the eaves appear to sit at the same visual position against the existing eaves on the dwellinghouse. The overall ridge height and width of the proposed two storey element is being reduced from that approved under 22/0280. The proposed scheme and the fallback position will be considered as part of the overall assessment.

8.2 Visual Amenity/ Character and Appearance

8.2.1 In terms of design, Christchurch Road exhibits a wide range of architectural styles and roof forms. The House Extensions and Outbuildings SPG states that 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. The proposed extensions would be located to the rear of the property, and it would not be highly visible from the Christchurch Road. Although the two-storey element exceeds the recommended 3 m depth, it is set down from the main dwelling and is limited to a small portion of the rear elevation, ensuring it is subordinate in scale and form. In addition, the single-storey extension likewise appears subordinate to the host dwelling. The existing dwelling is a large, detached property and therefore the size of the extensions would be proportionate to the host dwelling, with an appropriate amount of space left undeveloped to the rear. The proposal is therefore considered to remain in keeping with the scale and character of the existing building. In addition, it would be finished in materials to complement the existing dwelling and the new fenestration design to the rear remains in proportion.

8.2.2 The SPG also outlines that roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials). In this instance, the host building includes a hipped roof with two projecting gables to the front of the property. The proposed two storey element of the extension would form another gable projection to the rear, with the single storey element comprising a flat roof with roof lights. The plane and pitch of the new gable projection to the rear would tie in with the existing roof, and due to its set down and location to the rear of the property, it would not be highly visible from the wider streetscene. On this basis, the proposed roof form would not detract from the existing character of the property, or impact on the wider streetscene and therefore it is considered acceptable. Whilst the property doesn't currently exhibit any flat roof structures, due to the single storey nature of the kitchen extension, on this occasion this arrangement is also considered acceptable to the rear of the property.

8.2.3 The overall design is very similar to the scheme approved under application 22/0280 and would not appear significantly different in terms of scale. That permission remains extant and could still be implemented by the applicant at any time. Given the close similarities between the approved scheme and the proposal now under consideration, if the applicant were to construct the development permitted under 22/0280 and subsequently obtain approval for this application, the resulting arrangement would not give rise to any additional or more harmful impacts beyond those already accepted. On this basis, the principle of the proposed changes is considered acceptable.

8.3 Residential Amenity

8.3.1 In relation to amenity, the SPG states that *'a house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.'* A habitable room is any room used or intended to be used for sleeping, living, cooking or eating purposes. The proposed extension has the potential to impact upon both neighbouring properties to the east and west of the site.

8.3.2 In terms of overlooking, the proposed extension includes an obscured glazed door at ground floor level on the Eastern side elevation which would serve the kitchen facing toward no.243. Given the obscured nature and intervening boundary treatment, this does not lead to loss of privacy. Moreover, there is a first-floor window proposed on the existing dwellinghouse on the eastern elevation facing to no.243. Again, this is obscured glazed, and therefore, does not give rise to overlooking. This will be conditioned. On the Western side elevation facing no.239, there is 1no. new window proposed on the existing dwellinghouse at ground floor level and obscured glazed. This would not give rise to overlooking to no.239. Finally, there are no properties to the rear of the development, therefore, no overlooking would take place to residential properties.

8.3.3 In terms of loss of light, it is considered that the closest habitable window of no.243 to the host site is a single storey rear conservatory. This appears to have glazing to the rear, side and the roof. The House Extensions and Domestic Outbuildings SPG sets out lights tests to ensure an acceptable level of light is experienced at habitable rooms affected by proposed development. The 45° test is required where any extension from an existing building line affects a protected window, the plan view test and the elevation test. The plan view test was undertaken from the rear windows of the conservatory. The plan view test was passed, and therefore as one test was passed, this is deemed acceptable. Moreover,

the elevation light test was undertaken from the closest first floor window and was also passed. Therefore, there would be an acceptable level of light experienced by the neighbouring windows at no.243, and given the set away, is considered to not pose an overbearing effect to the neighbouring property.

8.3.4 In assessing the impact on light to No. 239, located to the west of the site, it is noted that the property contains a single-storey outbuilding along the shared boundary, which already limits views between the two properties. Given that the proposed extension closest to No. 239 is single storey, is set away from the main dwelling, and is screened by the intervening outbuilding, it is concluded that there would be no demonstrable loss of light to No. 239.

8.3.5 In terms of the raised amenity space, it is considered there is an existing raised patio in situ. The new element of the raised patio would meet the existing patio at the same height and this would not give rise to views to neighbouring properties given the existing intervening boundary treatments. This is deemed acceptable.

8.4 **Movement**

8.4.1 The proposal does not result in loss to the parking on site. The highways officer was consulted on the application and states; the proposals do not appear to impact access or parking provision/requirements. There are therefore no highway related objections. The scheme is compliant with Policy GP4.

8.5 **Biodiversity**

8.5.1 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. A bird box is proposed on the Western side elevation as part of the development. As such the proposal is currently 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 In conclusion, the development proposed is acceptable in this location. The proportions of the development would be appropriately scaled to the dwellinghouse and would not cause an unacceptable impact to residential amenity to neighbouring properties. Conditions will be added to ensure appropriate obscure glazing is added to side elevation windows. The biodiversity enhancement scheme will also be secured via condition. Overall, it is considered the development is acceptable subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Design Statement.; Green Infrastructure Statement.; Patio; KD2046 1A Proposed Plans and Elevations; Site Location Plan; KD2029 1A Existing Floor /Attic Plans, Sections, Elevations and Site Plans.

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 shall be implemented in accordance with the approved plans: *Green Infrastructure Statement*, 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 protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the first use of the extension hereby approved, the ground floor door in the Eastern side elevation, the first-floor window in the Eastern side elevation and the proposed ground floor window on the Western side elevation shall be fitted with obscure glazing to a minimum Pilkington level 4 and shall be retained in that state thereafter. Reason: To protect the privacy of adjoining occupiers.

NOTE TO APPLICANT

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