

Delegated Decision Report

Application No:	26/0469	Statutory Period Expires:	21st August 2026
-----------------	---------	---------------------------	------------------

Site:	1 Smithfield Cottages Blacksmiths Way Coedkernew Newport NP10 8TR		
Proposal:	DOUBLE STOREY SIDE EXTENSION		
Applicant:	L Lezama		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	REFUSED		

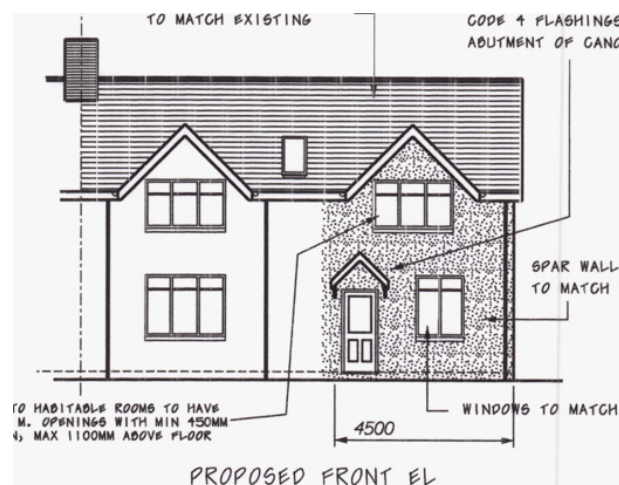
1. BACKGROUND

1.1 Surrounding the application site, different dwellings have been subject to planning applications for various residential extensions, one that has significant parallels to the proposed development under consideration.

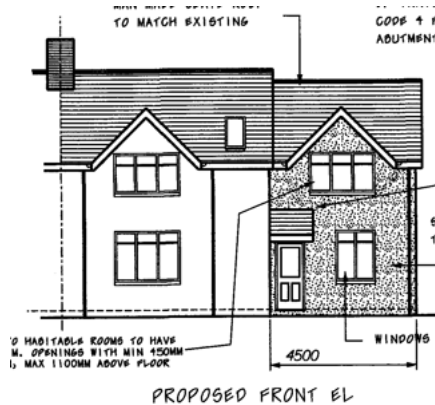
1.2 3 Smithfield Cottages:

13/0550: ERECTION OF TWO STOREY SIDE EXTENSION was refused on 01/08/2013 for the following reasons:

1. *The lack of set back from the front elevation or set down from the ridge of the host property, combined with the scale of the proposed extension results in an unacceptable detrimental impact on the symmetry of the pair of semi detached dwellings and represents a development which is out of scale with its host property, to the detriment the visual amenity of the pair of semis and the street scene. This is contrary to policies CE38 and CE41 of the Newport Unitary Development Plan 1996-2011 (adopted May 2006) as well as the Council's House Extensions Supplementary Planning Guidance (Adopted January 2005).*
2. *The fenestration detailing of the front elevation proposal is not sympathetic to the original detailing of the building and also exacerbates the disruption of symmetry of the proposal on the pair of semi detached dwellings, to the visual detriment of the pair of semis and street scene. This is contrary to policies CE38 and CE41 of the Newport Unitary Development Plan 1996-2011 (adopted May 2006) as well as the Council's House Extensions Supplementary Planning Guidance (Adopted January 2005)*



13/0947: ERECTION OF TWO STOREY SIDE EXTENSION (RESUBMISSION OF REFUSAL 13/0550) was granted with conditions on 24/10/2013.



1.3 The Hawthorns

15/0172: CONSTRUCTION OF 2 NO SEMI-DETACHED HOUSES AND 6 NO PARKING SPACES IN GARDEN OF THE HAWTHORNS was granted with conditions on 04/06/2015.



Front Elevation

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a two-storey semi-detached dwellinghouse with the benefit of off-street parking and a front garden that is set back from the public highway and a private rear amenity space. The property is situated between the A48 to the south and the M4 motorway to the north. The surrounding area is characterised by a presence of mature trees and landscaping, which contribute positively to the local character. The prevailing pattern of development comprises a mix of detached and semi-detached residential properties. The existing dwelling and the adjoining dwelling has a traditional vernacular.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks planning permission for the erection of a two-storey side extension with a pitched roof at 1 Smithfield Cottages. The extension would be located on the north-eastern side elevation of the dwelling.
- 3.2 The proposed front elevation would incorporate a single first-floor window serving the upper storey, extending into the roof plane, together with a single ground-floor window. The side elevation would contain a single ground-floor window, whilst the rear elevation would comprise a sliding patio door at ground-floor level and two first-floor windows serving the upper storey, both extending into the roof plane. The proposed external finishes appear to include timber cladding on the front elevation, with a mixture of cladding and render on the side and rear elevations. The extension is considered to adopt a contemporary aesthetic.
- 3.3 At first-floor level, the side extension would extend to the shared boundary, with the upper floor overhanging a side access passage at ground-floor level. The ground-floor element would be set approximately 0.6 metres from the shared boundary. The proposal also includes a single-storey flat-roofed rear projection extending approximately 2.3 metres beyond the rear elevation of the dwelling.

Extension

H: 8m (to highest point on ridge)

D: 9.3m (in totality)

W: 3.3m

- 3.4 There is also a pitched roof porch proposed on the front elevation. Materials have not been specified, however, it appears there would be a mix of timber and stone.

Porch

H: 3.9m

D: 1.1m

W: 2.3m (to roof overhang)

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

Page 83- Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time.

Page 86- Planning authorities should also challenge perceptions that housing needs to be built with parking on plots, which promotes car-dominated developments, and promote different ways of dealing with cars that encourage a reduction in car use and increase active travel and use of public transport.

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.

4.1.51 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 GP5 (Natural Environment)
Policy GP6 (Quality of Design)

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

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The extension provides an additional bedroom, which would trigger a requirement for a third parking space, based on the parking SPG.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 03/07/2026, Site Notice was put up on 10.07.2026.

7.1 2no. neighbours were consulted. No comments received.

7.2 Coedkernew Community Council: 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. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The 2-storey extension due to its scale and siting would be a readily visible feature within the public realm and would impact upon the amenity and character of the existing dwelling and wider area. When assessing the surrounding streetscene, as noted in Section 1 of this report, a previous application at a neighbouring property for a two-storey side extension, 3 Smithfield Cottages, was initially refused due to its scale and impact on the symmetry of its semi-detached pair. A subsequent revised scheme, proposing a reduced extension, was later approved which was more in keeping with the host properties style, and reduced scale within the streetscene. It is therefore considered; a 2-storey side extension would not be out of character with the pattern of development in the area nor appear as an incongruous feature within the streetscene subject to the design criteria and assessment below.
- 8.2.3 When assessing the proposal, it is important that any extension remains subordinate and sympathetic to the host dwelling. The House Extensions and Domestic Outbuildings SPG states at paragraph 5.3.1 that *“Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces.”* The application property forms one half of a semi-detached pair which, despite the addition of a front window to the host dwelling, retains a broadly symmetrical appearance and traditional vernacular with the adjoining property. Whilst the proposed side extension incorporates a pitched roof which reflects the existing roof form, the overall design is not considered sympathetic to the host dwelling and would disrupt the established symmetry of the pair through the introduction of more contemporary design elements and significant scale/width which is considered to unbalance the pair with a detrimental visual impact that harmful to the character and appearance of the existing dwelling and wider area.
- 8.2.4 In particular, the proposed fenestration fails to accord with the guidance contained within the SPG, which states that *“The fenestration in an extension should replicate the proportions and details of doors, windows and skylights in the existing building”* (HEDO 1.6) and *“An extension should replicate the fenestration-to-elevation ratio of the existing building”* (HEDO 1.7). The proposed windows vary in size, style and proportion from those of the existing dwelling and do not appear to be evenly distributed throughout the front elevation, resulting in an extension that appears as a separate and unrelated addition rather than an integrated part of the building. The first floor windows extending onto the roof plane would appear incongruous and overly modern to the traditional vernacular design of the dwelling. Whilst in some cases a contemporary additional can be acceptable and juxtapose the existing design resulting in a development that clearly distinguishes itself as an addition, in this case the proposed design fails to meet the design standards sought by The Local Planning Authority via the LDP or the place making objectives contained within National Planning Policies. Furthermore, the roof overhang to the ground-floor element and the positioning of the porch between the existing dwelling and extension

appear awkward and visually disjointed. This results in an overall unacceptable visual impact.

- 8.2.5 Moreover, the proposed materials have not been clearly specified; however, it appears that a combination of cladding, stone and render is intended. The SPG states, "*HEDO 1.4 (External materials) In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.*" The proposed use of timber cladding is not considered to reflect the character or material palette of the host dwelling, nor does it accord with the prevailing appearance of the surrounding street scene. Consequently, the proposed materials are considered unsympathetic and incongruous, particularly on the front elevation where they would create a visually intrusive appearance.
- 8.2.6 The SPG goes on to state, 5.3.1 *Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary.* The proposed development would be constructed up to the shared boundary. Given its scale and massing, it is considered that a degree of set-in would be appropriate to reduce its visual impact and ensure a more subordinate appearance that is in keeping with the existing pattern of development and character of the area. Whilst the neighbouring property, Oakfield House, is set away from the boundary, given the elevated position, and scale, the inclusion of a set-in within the proposed development would be required, reducing its overall bulk and improve its relationship with the surrounding built form.
- 8.2.7 Moreover, The House Extensions and Domestic Outbuildings SPG suggests that the roof of a two-storey extension should be set down from the main roof of the existing building and should be set back at least one metre from the original front elevation of the existing building. The proposed extension incorporates a set-down in accordance with the SPG and would therefore appear subordinate to the host dwelling. Whilst the extension is also set back from the principal elevation, the setback is only approximately 30cm and therefore falls significantly short of the one-metre requirement, contrary to the SPG.
- 8.2.8 To the rear of the property, the single-storey rear element would also intersect the existing dwelling at approximately mid-roof level, resulting in an awkward relationship between the built forms. Given its relationship to the rear of the dwelling, it is not overly visible within the streetscene. Therefore, it has not been possible to identify an unacceptable level of harm arising from the single storey design and therefore this will not form part of a refusal.
- 8.2.9 Overall, the proposal is considered to represent a poor standard of design that fails to respect the character and appearance of the host dwelling, the symmetry of the semi-detached pair, and the established pattern of development within the area/streetscene. As such, it would result in visual harm and would be contrary to the design objectives of the House Extensions and Domestic Outbuildings SPG and LDP Policy GP6 and the place making objectives contained within National Planning Policies.

8.3 Residential Amenity

- 8.3.1 When assessing the impact to the residents, the ground floor would serve a family room. There are sliding doors to the rear, a side window, and a front window. Outlook would be deemed satisfactory. The room is large, and sufficient light would enter the room, however, the side window faces directly toward the neighbouring property, therefore, this side window should be obscure glazed and could be controlled via condition to any permission granted. In relation to the upper floor, the extension would support an additional bedroom, an en-suite and walk in wardrobe. All rooms have sufficient outlook and light experienced. Moreover, sufficient amenity space is retained for residents.
- 8.3.2 In terms of the impact to neighbouring properties, the main property affected would be Oakfield House to the Northeast. It is noted from a site visit undertaken that there are 2no. windows on the side elevation facing the host site. Both appear to be obscure glazed, and therefore non-habitable rooms. The Council set out 45 degree light tests from protected windows to assess the potential loss of daylight from new development. It is noted that the extension does not protrude past the neighbouring single storey rear extension elevation. Therefore, there would not be a loss of light to the rear windows on this elevation. The closest window which could be affected by the development is the first floor rear window at Oakfield House. The 45 degree plan view test was undertaken from this window and passed. Therefore, given this light test was passed, there would not be a significant loss of light to this window.
- 8.3.3 Moreover, when assessing the extensions overall scale and overbearing impact to the neighbouring property, it is noted that the neighbouring property is set down from the application site, however, the two story element of the extension would remain in line with the existing dwellinghouse. The development drops down to single storey and mirrors a similar building line to the neighbouring property. Therefore, there would not be an overbearing impact to the rear amenity space.

8.4 **Movement**

- 8.4.1 The application site introduces an additional bedroom into the property. The application site is within Parking Zone 5 which requires 1 space per bedroom (maximum requirement 3 spaces). The highways officer was consulted on the application and states, the extension provides an additional bedroom, which would trigger a requirement for a third parking space, based on the parking SPG. Therefore, the scheme is not compliant with the SPG as an additional parking space would be required. However, the application site is within the defined settlement boundary, and sustainable modes of transport including Blacksmith's Way bus station is approximately 130m from the application site. The use of sustainable modes of transport and lower dependency on car provisions accord with PPW12 and Future Wales outlined in section 5. Therefore, the lack of a third parking space and non-compliance with the SPG is not considered sufficient as to warrant a reason for refusal in this case.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are*

appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied. No GI statement has been provided. As above, minor development should provide a short description. Given the scale of development, this can be controlled via condition.

- 8.5.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). Given the scale of development, this can be reasonably conditioned therefore this will not form a reason for refusal.

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 proposed development fails to achieve an appropriate standard of design. The extension would erode the symmetry of the semi-detached pair, appear overly prominent within the street scene, and fail to adequately reflect the character and appearance of the host dwelling. In particular, the proposed fenestration, porch design, limited setback from the principal elevation, construction up to the shared boundary, and proposed material palette prejudice the overall visual amenity and character/appearance of the dwelling and wider area, and are all contrary to the design principles set out within the House Extensions and Domestic Outbuildings SPG. Although no significant harm to neighbouring residential amenity has been identified, these considerations do not outweigh the identified design concerns. Accordingly, the proposal is considered contrary to the relevant design objectives of the adopted SPG and Planning Policies and would result in a visually harmful form of development. The scheme is therefore, refused.

11. DECISION

REFUSED

01 The development would have a significant adverse impact upon interests of acknowledged importance, namely on visual amenity and design which prejudices the character and appearance of the area. The proposed development would introduce a modern, contemporary design, out of keeping with the existing traditional vernacular of the dwelling and semi-detached pair. The proposed development including fenestration detailing, materials proposed, the roof overhang, and the porch location is not sympathetic to the original design of the dwelling, and represents a development which is out of scale, incongruous, and unsympathetic with its host property. The lack of set back from the front elevation, combined with the lack of set-in from the shared boundary results in an unacceptable dominant impact. The overall poor design exacerbates the disruption of symmetry of the proposal on the pair of semi detached dwellings prejudicing the overall visual amenity and character/appearance of the dwelling and wider area. The scheme is contrary to PPW12, Policy GP6 of the Newport Local Development Plan (2011-2026), and The House Extensions and Domestic Outbuildings SPG (2020).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised Proposed Floor Plans; Proposed Elevations; Proposed Floor Plans; Existing Elevations; Existing Floor Plans; Site Location Plan

02 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.

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.