

Delegated Decision Report

Application No:	25/0171	Statutory Period Expires:	30th April 2025
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Site:	59 Laurel Road Bassaleg Newport NP10 8PS		
Proposal:	FRONT INFILL EXTENSION		
Applicant:	R Hallett		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site location is a residential area within the Graig ward. Laurel Road holds a mix of three storey and two-storey semi-detached properties. The land levels decrease as you travel West down Laurel Road. Most houses benefit from some form of front garden and off-road parking.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application proposes a three-storey front infill extension to no.59 Laurel Road. The front extension would be approximately 3.2m at its deepest point, 1.9m at its widest point and 9.3m at its highest point from ground level. The ground and first floor level would be flush with the existing principal elevation, the second floor would be set back by 0.75m. The proposed roof would match that of the existing dwelling. The front door would be relocated to the Western Side elevation. The steps would also be moved to the side of the dwelling to facilitate this. A new window would be added onto the principal elevation on the first floor to serve a bathroom and the second floor would serve an office. Materials have been added to match that of the existing dwelling. A biodiversity enhancement scheme in the form of a bat brick is proposed on the West elevation.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDING SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 10/03/2025.

No comments received.

8. ASSESSMENT

8.1 Principle of Development

The development proposes an extension to a residential dwelling defined within the urban boundary. There is a presumption in favour of development within the urban boundary and therefore, in principle the scheme is acceptable, however, further considerations are discussed below.

8.2 Visual Amenity/ Character and Appearance

The application seeks a three-storey front infill extension. The House Extensions and Domestic Outbuildings SPG states, *Front extensions, as distinct from porches, are unacceptable in principle because they tend to be very prominent in a streetscape. Only rarely will the council consider allowing proposals of this nature.* In this instance, the extension would not protrude forward past the most prominent part of the principal elevation. The ground and first floor would sit flush, and the second floor would be set back by 0.75m. The continuation of the existing roof line onto the proposed extension would create a coherent and sympathetic addition. The extension does not increase in width past the existing dwellinghouse limiting its prominence. Therefore, the extension would not cause demonstrable harm and would not appear overly prominent to the existing dwellinghouse in line with Policy GP6.

8.3 The SPG further states, *A front extension, as distinct from a porch, will be considered for approval only if it would restore symmetry to a pair of semi-detached houses and/or occupy a streetscape that lacks regular front building lines and architectural consistency.* Whilst the proposed extension would not restore symmetry with its semi-detached pair, it

is considered that no. 71 Laurel Road has also had a front extension which sits flush to the main principal elevation and has relocated the doorway to the Western side elevation, similarly to the proposed development. Therefore, these changes would be deemed acceptable in its setting.

No.7 1Laurel Road front extension:



- 8.4 In terms of materials used, the SPG states, *In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.* The applicant has states that all materials will match that of the existing dwelling house to create a coherent development in line with Policy GP6.

8.5 **Residential Amenity**

The extension would protrude forward past the second-floor window at no.61 Laurel Road. On a site visit, it is confirmed that this window is obscure glazed as shown below, and therefore, it is likely that this room is not habitable. Any loss of light to this window would not cause demonstrable harm to the occupiers.

No.61 First floor obscured window:



- 8.6 On the host dwelling, the proposed first-floor window on the front elevation would serve a bathroom, this window will be conditioned to be obscure glazed to protect resident's amenity.

8.7 **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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. A bat brick is proposed 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) and will be secured via condition.

- 8.8 PPW12 within paragraph 6.2.12 states, *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.* Given the scale of development proposed, this is not required in this instance.

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 extension would not appear overly prominent within the streetscene and would contain matching materials to appear sympathetic to the main dwellinghouse. The extension would not cause demonstrable harm to neighbouring properties. A biodiversity enhancement scheme has been proposed as part of the development. Therefore, the proposal is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: SD1048 02a Plans and elevations proposed; SD1048 01 - Existing Plans and Elevations; SD1048 00 - Site and Block Plan.

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 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 bathroom window shall be fitted with obscure glazing to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

04 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

NOTE TO APPLICANT

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