

Delegated Decision Report

Application No:	25/0515	Statutory Period Expires:	25th September 2025
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Site:	2 Chapman Close Newport NP20 6PH		
Proposal:	PROPOSED PART SINGLE/PART DOUBLE STOREY SIDE EXTENSION, DORMER ROOF EXTENSION AND ASSOCIATED ALTERATIONS TO PROVIDE ANNEXE		
Applicant:	R Whittington		
Type:	Full	Ward:	Malpas
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application property is a two storey, semi-detached dwelling located within a modern housing estate in the Malpas ward of Newport. It is sited adjacent to the turning head at the top of Chapman Close in an elevated position above a grass verge with enclosed front and rear gardens. There are mature trees adjacent to the curtilage of the property.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development would be sited to the north side of the property. The two storey extension would measure approximately 8m to the ridge (5.1m to eaves height). At ground floor the extension would have a length of 11.2m (5.7m at first floor) and the maximum width of the extension would be 4.8m. The ground floor extension would protrude past the front and rear elevations. The first floor element would be set back from the front elevation of the host dwelling by approximately 500mm and the ridge would be set down from that of the main roof by just approximately 300mm. A box dormer is proposed to the rear roof slope of the extension measuring 2.1m in height, 4.1m in length and protruding approximately 2.6m from the roof plane.

3.2 In terms of fenestration no windows are proposed to the front elevation, with two roof lights proposed in the northern roof slope. To the rear (western elevation) windows are proposed at ground and first floor and within the rear elevation of the dormer. A ground and first floor window are proposed to the north-western side elevation and a window and doors are proposed to the southern elevations. Materials to the main elevations and roof are stated to match the host dwelling with brickwork to elevations and concrete roof tiles although the dormer materials are not specified but appear to be cladding. Window frames and doors would be dark grey.

3.3 The internal layout shows a kitchen/dining room, hallway and toilet at ground floor, stairs to first floor where a living room is proposed with a bedroom and WC at third floor facilitated by the dormer.

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

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 Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy H7 Annexes to Residential Dwellings sets out the criteria for an acceptable self-contained annexe. The annexe is of limited size and provides only essential accommodation; it is as close as possible to the associated dwelling; there is a functional link between the dwelling and annexe; and the annexe is within the curtilage of the dwelling with no separate access or parking.

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS WILDLIFE AND DEVELOPMENT TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: The proposed development could easily be used as two separate dwellings, which would require additional parking and cycle storage. There is nothing in the application that suggests that car use /ownership would be limited. Parking is not within curtilage as such, and it is not clear if it is allocated. It appears to be within a turning head, but it is not adopted highway. Subject to a condition to prevent the site being used or sold as two separate dwellings at any time in the future, there would be no objection on highway related grounds.

- 6.2 Tree officer: No objections.

- 6.3 Ecology officer: No response.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 7th August 2025.

7.1 NEIGHBOURS: No responses have been received.

8. ASSESSMENT

8.1 Principle of Development:

The proposal is described as an annexe and the accommodation includes a kitchen/dining room, toilet and living area with a bedroom at attic level. The annex is sizeable with its ground floor akin to the space provided in the main dwelling and the combined kitchen, dining and living areas potentially larger or as big as the main house with accommodation over three floors. For comparison the existing property has a living room, dining room and kitchen having a combined area of approximately 35m². The annexe would have a kitchen/dining room area of approximately 30m², as well as a further living room at first floor having an area of 20m², thereby totalling 50m² and in excess of the living/kitchen/dining space in the main house. Policy H7 of the NLDP sets out the criteria for an acceptable self-contained annexe. It confirms that the annexe must be of limited size and provide only essential accommodation; it should be as close as possible to the associated dwelling with a functional link between the dwelling and annexe. Annexes must be within the curtilage of the dwelling with no separate access or parking. In this instance the extension accommodating the annexe would be directly linked to the existing property with an internal ground floor connection. The annex would be accessed via its own entrance door although there would not be a separation of curtilage. It would be occupied by a family member. The proposed annex accommodation is considered to be excessive, providing accommodation that is of a scale not supplementary to the associated dwellinghouse and therefore contrary to criterion (i) of Policy H7. Notwithstanding this, matters relating to design, amenity, movement and biodiversity are discussed further below.

8.2 Visual Amenity/ Character and Appearance;

The Council's House Extension SPG is relevant to the proposal and specifies a minimum set back of 1m for side extensions in order to ensure that they have a subordinate appearance and to ensure that impact on neighbouring symmetry is minimised. The proposed extensions would be contrary to this, protruding forward of the front elevation at ground floor and having only a 500mm set back at first floor level. The combined scale of the extensions is significant relative to the existing dwelling. Front extensions are not supported by the SPG given the prominent visual impact that they can result in and in this case the side elevation of the premises is prominent and highly visible from public space. The property is orientated towards an access lane and beyond that the rear gardens of neighbouring properties in Llewellyn Walk and a carpark. Subsequently, their front elevations are not highly visible within the street scene but are nonetheless visible from neighbouring properties and gardens of those neighbours in Llewellyn Walk and the absence of a 1m set back is considered to be unacceptable. Furthermore, the proposals would result in a large extension within close proximity to the side boundary. Currently there is a set off the fenceline separating the property garden and public space beyond and this is characteristic of the locality offering a very pleasant amenity. The proposal will extend up to the boundary line and in doing so will be both incongruous and out of character in the street scene.

8.3 The lack of fenestration to the front elevation of the extension is likely due to the proximity of the development to the rear garden boundaries of 12 and 14 Llewellyn Walk and to avoid overlooking of the gardens are rear windows of these properties with this distance being less than 7m. However, the resultant design is a blank two storey elevation which by reason of the minimal first floor set back and ground floor element protruding forward of the front elevation of the host building is poor quality design. Fenestration treatment at ground floor to the rear of the extension is also poor but this would be largely screened by the existing boundary. The part two storey/part single storey extension is contrary to policy GP6 of the adopted Local Development Plan and the SPG on House Extensions.

8.4 Whilst the proposed box dormer would be to the rear of the property, the side and rear

elevations of the property are the most visually prominent. Box dormers are an alien feature in the street scene and whilst it may be possible to incorporate a sensitively designed dormer into a scheme, in this instance it would fill the majority of the rear roof slope of the extension, contrary to the Council's guidance and compounding its visual impact in the street scene and the impact of the development as a whole.

- 8.5 As noted above, there are mature trees to the side and rear of the property and whilst they would provide a degree of screening to the development, this would be less so in the winter months and in any case trees and vegetation should not be relied upon to screen development proposals that would otherwise be unacceptable in design terms. The proposals are considered to be an incongruous and unsympathetic form of development and would result in an adverse impact to the visual amenity of the property.

8.6 **Residential Amenity:**

In terms of potential impact on neighbouring amenity, the proposed two storey extension would be sited approximately 7m away from the rear boundary of no.12 Llewellyn Walk but with no windows in this elevation the proposal would not result in overlooking and the ground floor extension would be screened by existing boundary treatments.

- 8.7 The development would be over 10m away from the adjoining property; no.1 Llewellyn Walk and would not result in an adverse impact to the amenity of the occupants of this dwelling. Properties to the north are over 24m away from the development and as such the proposals do not give rise to concerns regarding impact to these neighbours.

8.8 **Movement:**

The application details do not show any off street parking provision although the Planning Statement refers to the provision of three off-street parking spaces within the curtilage of the dwelling although it is not clear how such spaces would be accessed given the presence of a grass verge and footway to the side of the property. There are garages to the north of the property and although the supporting information refers to one of them as being owned by the applicant, this is not indicated within the blue edge on the site location plan. There are however communal parking spaces adjacent to the garages and directly to the north of the site.

- 8.9 The existing dwelling results in a parking demand of three spaces in accordance with the Council's parking SPG. As ancillary accommodation a proposed annex ordinarily is not considered to result in an increased demand for parking provision but in this case there is concern that the annex is of excessive scale and does not appear ancillary to the main dwelling and is contrary to Policy H7. The Council's Highways officer notes that the proposed development could easily be used as two separate dwellings, which would require additional parking and cycle storage but subject to a condition to prevent the site being used or sold as two separate dwellings at any time in the future, there would be no objection on highway related grounds. Such a condition is not strictly necessary as annex accommodation is ancillary to the primary residential use and any change of use to a separate dwelling or unit severance would require planning permission. In this case, the annex is considered to be of large scale and contrary to Policy H7.

8.10 **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 SP9 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. The proposals do not include any such enhancements. However, it is considered that details and provision could be secured by condition if planning permission were forthcoming.

8.11 **Trees:**

As noted above there are mature trees adjacent to the curtilage of the property including a

protected Turkey Oak (TPO ref:20/2008). The trees are Council owned and considered to have significant visual amenity value. The application is supported by a Tree Survey which identifies that the routing areas of the trees are restricted by existing hard surfacing and no works are proposed to the trees as a result of the proposals. The tree report only has regard to existing plans and the tree report confirms that T1, which is a Scots Pine and category B, has a crown overhanging the application site and notably the area of the extension. The proposals will result in development that is considered to directly conflict with T1 and will likely encourage works to it to cut back branches to avoid the extension (and the side window proposed) and in the longer term increase pressure to undertake more works to the tree or remove it. These above ground constraints have not been considered fully having regard to the proposed plans. Notwithstanding the lack of objection from the Council's Tree officer, the proposals are unacceptable in this respect and will result in an adverse impact to the health and longevity of tree T1 to the detriment of wider amenity.

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 By reason of their location, scale and design the proposed extension and box dormer represents an unsympathetic, incongruous and unacceptable development to the detriment of the appearance of the host property and the visual amenity of the area. Furthermore, the scale of the annex accommodation is considered to be excessive and not supplementary to the associated dwellinghouse. It provides more than essential accommodation.
- 10.2 By reason of proximity, the proposal will result in conflict with T1 to the detriment of its health and longevity. No information has been provided to mitigate this concern.
- 10.3 The proposals are contrary to Policies GP2, GP5, GP6 and H7(i) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the Councils adopted SPG on House Extensions.

11. DECISION

REFUSED

01 By reason of its location, scale and poor design, the proposed operational development will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the appearance of the host property and streetscene. This is contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

02 By reason of its large scale and configuration, the proposed annex accommodation is not of limited size and is not commensurate or supplementary to the associated dwelling. This is contrary to Policy H7 criterion (i) of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

03 By reason of its siting, design and scale, the development results in direct conflict with tree T1 identified on the tree survey and will have a significant adverse impact upon the health and longevity of the tree and therefore public amenity. This is contrary to Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos: V4 Existing elevations and floor plans, V5 existing and proposed block plan, site location plan, Volume calculations, Tree Survey by Tree Check, Planning, Design and Access Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 and H7 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.