

Delegated Decision Report

Application No:	26/0397	Statutory Period Expires:	28th August 2026
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Site:	<i>Glen View Ponthir Road Newport South Wales NP18 3NW</i>		
Proposal:	<i>DEMOLITION OF EXISTING GARAGE AND REAR EXTENSION AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION</i>		
Applicant:	<i>D Bailey</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Glen View is a two-storey semi-detached property located in the Caerleon ward. The property is accessed via Ponthir Road (B4236).

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing attached garage on the northern side elevation of the dwelling. The existing garage measures 3m in width, 5.2m in depth and 2.4m in height to the top of the flat roof. It is also proposed to demolish the existing rear extension (which also projects beyond the side elevation of the dwelling by 2.1m), measuring 2.6m in depth from the rear elevation, 4.4m in width and 3.2m in height to the ridge of the mono-pitch roof.

3.2 A single storey wrap around extension is proposed. The extension would adopt an L-shape design encompassing the side and rear elevation. The extension would project 3.43m beyond the side elevation of the host dwelling and would measure 6.62m in depth, 2.55m to the eaves and 4m to the ridge. The rear extent of the proposed extension (excluding the 3.43m width and 2.6m depth of the side extension) would measure 9.8m in width, a depth of 4m for 5.7m width and a depth of 1.25 for 4.1m width. In terms of height, the extension would measure 2.6m to the eaves and 4m to the ridge of the hipped roof. The extension would be finished in smooth cast silicone render with a slate roof. Fenestration would consist of 1no set of bi-fold patio doors, 1no set of patio doors and 1no window on the rear elevation, 2no casement windows on the front elevation and 2no Velux rooflights.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0888	REMOVAL OF FRONT BOUNDARY WALL TO WIDEN EXISTING ACCESS AND ENLARGEMENT OF DRIVEWAY	PENDING CONSIDERATION	N/A

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 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 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – 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 – 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

5.4 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE.

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The development includes the demolition of a domestic garage; however, it does not appear to meet the required standards to count as parking and the extension does not appear to remove any other parking space. Therefore, there are no highway related objections.

6.2 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28.05.2026.

7.1 NEIGHBOURS: 4no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size

and form of the extension are appropriate in relation to the host dwelling. Part of the extension would be built on the side elevation, which is a more prominent elevation, although the extension remains appropriately sited in relation to the dwelling and includes a 5-metre set back from the front elevation of the host dwelling.

- 8.2 In terms of design, the roof would be hipped to the rear to match the host dwelling although when viewed from the highway, the roof appears to be mono pitch. The proposed fenestration is appropriately scaled and positioned in relation the dwelling. In terms of external finish, the extension would be finished in smooth cast silicone render with a slate roof. Although the render finish would not match the red brick of the host dwelling, properties along this stretch of Ponthir Road display a mix of both brick and render finishes so a render finish would not appear harmful in this context. Overall, it is considered that the proposed single storey side extension would not detract from the character and appearance of the host dwelling and wider streetscape. It would be a subordinate addition to the property that would be in-keeping with the scale and form of the host dwelling
- 8.3 Regarding the removal of the garage from the side elevation, it is considered that this alteration would not harm the character and appearance of the host property, nor the wider street scene given that garages are not characteristic of this stretch of Ponthir Road and its presence has minimal impact on the appearance of the dwelling at present.
- 8.4 **Residential Amenity:**
The adjoining property 'Lumley', projects 7.3m beyond the existing rear elevation of Glen View. The proposed extension would project 4m beyond the existing elevation, retaining a 3.3m set back from the rear elevation of Lumley. Moreover, the extension would be set in 1.7m from the side elevation of Lumley and the maximum height would be 4m which is significantly lower than the two-storey extent of the adjoining property. Given the above it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing effect, a loss of light or loss of perceived space in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.5 The adjacent neighbouring property is 'Oakdene'. The existing rear extension (which is to be demolished) is set in 4.2m from the shared boundary. The proposed extension would be set in 2.8m from the shared boundary and 6.8m from the side elevation of Oakdene. The extension would measure a height of 2.6m to the eaves (the point closest to the boundary), increasing to 4m to the ridge. Given the above it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing effect or loss of perceived space in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 There are no windows proposed in the side elevation of the extension facing toward Oakdene, protecting neighbouring privacy. Patio and bifold doors are proposed in the rear elevation of the extension however, it is considered that these windows would not afford any additional overlooking beyond that already achievable from the existing ground floor rear windows of the main dwelling. As such, it is considered that the extension would not adversely affect neighbouring residential amenity by means of a loss of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6. The application is accompanied by a Green Infrastructure Statement which specifies the siting of a hedgehog house in the rear garden. The proposed enhancement measures are considered sufficient in this instance. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.8 **Highways Safety:**

The development includes the removal of a domestic garage. As such, the Council's Highways Officer was consulted on this application. The garage does not meet the required standards to be recognised as an off-road parking space (6m x 3m) and as such, it is considered that the removal of the garage would not reduce off-road parking provision at the property. Moreover, the side extension would not reduce the level of parking provision along the side of the property, given that it would largely be built over the footprint of the existing garage. Therefore, there are no highway related objections.

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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. A condition will be added to secure the implementation of a biodiversity enhancement scheme.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- 10 - Proposed Ground Floor Plan
- 11 - Proposed Elevations
- 12 - Proposed Roof Plan
- 13 - Proposed Section and Specification
- Green Infrastructure Statement

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 No window or door openings shall be formed in the western (side) elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 10 - Proposed Ground Floor Plan, 11 - Proposed Elevations, 12 - Proposed Roof Plan, 13 - Proposed Section and Specification, 01 - Existing Ground Floor Plan, 02 - Existing Elevations, 03 - Existing Roof Plan, Green Infrastructure Statement.

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