

Delegated Decision Report

Application No:	26/0463	Statutory Period Expires:	28th August 2026
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Site:	12 Home Farm Green Caerleon Newport NP18 3SF		
Proposal:	DEMOLITION OF EXISTING GARAGE AND PROPOSED SINGLE STOREY SIDE EXTENSION TO CREATE ACCESS HALL,GF BATHROOM AND HOME OFFICE		
Applicant:	D Lewis		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two-storey semi-detached dwelling located at the end of Home Farm Green, a no-through residential road within the Caerleon ward. The nearest neighbour to the development is no. 11 which is set at a lower level to the application site but not significantly so. It has a brick built flat roof extension running along the shared boundary.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application proposes the demolition of the existing garage and car port for the erection of a single-storey side extension with a gable roof to match the pitch and design of the host dwelling. The proposed extension would measure 7.7m in depth, 2.6m width, 2.5m to the eaves, with a maximum height of 3.7m.

3.2 Fenestration would comprise of 1 no. composite door to the front elevation with 2 no. rooflights, and 1 no. UPVC window with 1 no. rooflight to the rear elevation. The cill of the existing side elevation window would be raised to accommodate the new roof, reducing the height of the window from 1170mm to 825mm.

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)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

6.1 Caerleon Civic Society (CCS): No response received.

6.2 Highways: No objections.

The proposals appear to remove a parking space in the garage and obstruct access to the rear for cycle and bin storage. It is noted however that the garage is narrow and not practical and access to the rear is possible from Lodge Road.

7. PUBLIC REPRESENTATIONS

6 Neighbour notification letters were sent on 1st July 2026. No responses received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, and the efficient use of land is encouraged. Accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The side extension would remain subservient to the host dwelling given its scale. Though only proposed to be set back 450mm from the host dwelling, this is reasonable set back compared with the existing car port, which currently projects 900mm forward of the host dwelling, subsequently bringing development back in line with the neighbouring side extension. The extension adopts the roof form of the existing building, replicating its pitch and architectural detailing. Therefore, the proposal is considered to comply with the requirements of LDP Policy GP6 (Quality of Design) and the adopted Householder Extensions SPG.

8.3 Residential Amenity:

8.3.1 The proposed extension would result in the creation of a study, shower room and entryway. Each room would benefit by windows and/or skylights, providing an acceptable level of amenity to residents.

8.3.2 To assess the potential impact of proposals on neighbouring properties, proposed extensions should not have an overbearing effect on their surroundings, cause a loss of privacy, or loss of light. It is not considered that the proposed gable roof would have an adverse impact on light at the neighbouring property, 11 Home Farm Green which has its own single storey side extension running both of the depth of the dwelling. To accommodate the roof, the window on the side elevation which faces the side window at no.11 would have its cill raised, resulting in a reduction of the window height. The proposal therefore does not raise concerns regarding privacy. Given the scale of the proposal, it would not have a demonstrable overbearing impact. It will project forward of the neighbour's side extension which has a front window that appears to serve the bathroom. Either way, any impact here is limited by the design and height of the proposal and regard for the existing situation. As a result, the proposals can be considered to comply with the requirements of LDP Policy GP2 (General Amenity).

8.4 Movement:

8.4.1 Consultation from the highways officer noted that the proposal would remove a parking space from the garage, but also that the garage as existing is narrow and therefore impractical for use as a parking space. It was also highlighted that the proposals obstruct access to the rear for cycle and bin storage, though this is mitigated as access is possible from Lodge Road but it is unclear if such access exists in any case and weight is given to permitted development rights for side extensions in this case.

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 small bird box has been included on the proposed north elevation, which would be sufficient to satisfy Policy 9 and GP5.

8.6 **Trees:**

- 8.6.1 The application site falls into a Tree Protection Order area. The proposals will not affect any protected trees.

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 The proposed development has been considered against the requirements of the relevant local and national policies and is considered to be compliant. The development would remain in keeping with the character of the host dwelling without having a negative impact upon residential amenity

**11. DECISION
GRANTED WITH CONDITIONS**

- 01 The development shall be implemented in accordance with the following plans and documents: SITE LOCATION PLAN, SITE LOCATION PLAN EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS (01)
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 Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bird box shall be installed in accordance with the details as shown in 'SITE LOCATION PLAN EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS (01)' and retained for the lifetime of development.
Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

SITE LOCATION PLAN

SITE LOCATION PLAN EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS (01)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design), were relevant to the determination of this application.