

Delegated Decision Report

Application No:	26/0292	Statutory Period Expires:	8th September 2026
------------------------	----------------	----------------------------------	---------------------------

Site:	52 Dorset Crescent Newport South Wales NP19 4QJ		
Proposal:	SINGLE STOREY WRAP AROUND FRONT AND SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, HIP TO GABLE AND REAR DORMER ROOF EXTENSIONS		
Applicant:	B Davies		
Type:	Full	Ward:	Liswerry
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two-storey semi-detached dwelling within the Liswerry Ward. 52 Dorset Crescent occupies a prominent corner plot onto Pembroke Grove, and the surrounding area is characterised by residential semi-detached properties with off-road parking and private rear amenity spaces with hipped roofs. Spaces around the properties offer a pleasant amenity to the street. By reason of its corner location, the full depth of its side elevation is visible in the streetscene. Whilst some properties have modernised or extended to the side and front for example, the street retains a sense of uniformity in the rhythm and voids of its layout and dwelling design. The street is characterised by a consistent row of semi-detached dwellings of similar design, scale and appearance with a cohesive and uniform streetscape.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development comprises of a rear extension, a wraparound front and side extension, and a rear roof extension. The rear extension would measure 3.8m in depth, 5.4m at its widest point, and 2.4m in height with a flat roof. Fenestration would include 1 no. bi-fold doors.

3.2 The wrap around front and side extension would measure 5.3m in width across, and project 2.6m forward of the principal elevation to accommodate for a new porch. To the side, the extension would measure 3.7m in width and 6.6m in depth. In terms of height, it would measure 2.4m to the eaves and the wraparound hipped roof would have a maximum height of 4.4m. Fenestration would include 1 no. triple pane window and new front door. The side extension would be stepped in to include a separate utility room, measuring a further 3m in depth, 2.1m in width, and 2.8m in height with a flat roof. Fenestration would include 1 no. windows and a door to the rear providing access to private amenity space.

3.3 The rear dormer would measure 5.9m in depth, 4.9 in width, and 2.3m in height, with alterations to the existing roof to create a hip to gable to accommodate the rear dormer. Fenestration would include 1 no. triple pane window, and 1 no. single pane window to the rear, and 1 no. single pane window to the south side elevation. The roof extension would be flush with the gable of the property with no set in.

3.4 The applicants propose to widen the drive to accommodate additional parking space to compensate for space lost to the front extension.

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 GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS PARKING STANDARDS

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objections, subject to conditions.

The proposal would impact parking but includes a widened drive to mitigate. There is insufficient detail of the drive, so appropriate details should be secured by way of condition.

The widening of the drive will require a commensurate widening of the footway crossing. The applicant should note that this requires separate licence from Highways and is independent of planning.

It is considered appropriate and proportionate that electric vehicle charging (or passive provision) is provided at this point.

6.2 ECOLOGY OFFICER

No response to date.

7. PUBLIC REPRESENTATIONS

9 Neighbour notification letters were sent on 15th June 2026. No responses received to date.

8. ASSESSMENT

8.1 Principle of Development:

The application site comprises of an existing residential dwelling within the defined urban boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 Rear Extension

As the proposed rear extension is single-storey, overall visual impact to the rear of the property is reduced. Although the proposed extension is large, spanning the width of the dwellinghouse and measuring 3.7m in depth, weight must be given to the proposals' compliance with The Town and Country Planning (General Permitted Development) Order

1995 (as amended), Schedule 2, Part 1, Class A. The extension would also adjoin the neighbouring property's existing extension and would not project further than this. Therefore, the proposed rear extension would not appear unacceptable in this location.

- 8.2.2 The proposed rear extension would have a flat roof. The House Extensions and Domestic Outbuildings SPG states that *Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials)*. Whilst it is noted that the roof form differs from that of its parent building, given the extension is located to the rear and that it is single storey, it is acceptable in this location.

8.2.3 *Front and Side Extensions*

A wraparound front and side extension would comprise of a new porch and family room. The existing dwelling is set back approximately 9m from the highway and is set on a wide corner plot which could reasonably accommodate such an extension. The extension is relatively bulky, with a significant projection forward of the principal elevation. Notwithstanding this, neighbouring properties 1 Pembroke Grove and 62 Dorset Crescent benefit from a wraparound front and side extension of a comparable scale and design to that proposed. On balance, whilst there are concerns relating to the design of the extension, given the presence of the extension at the neighbouring property and other forward projecting extensions along the street and notably on the opposite side of the junction, it is considered that the extension would not result in demonstrable harm.

- 8.2.4 The additional smaller, stepped-in side extension would have a flat roof to match the rear extension. Again, this would not be visible from the public realm and is unlikely to have an adverse impact on visual amenity.

8.2.5 *Roof Alterations and Rear Dormer*

The proposed roof alterations are significant and include a hip to gable extension and elevation of the side wall to accommodate an altered roof plane on the rear roof slope, making this much shallower. It is described as a rear dormer but there is no set in from the side gable and it will not appear as a traditional dormer from public vantage points. The House Extensions and Domestic Outbuildings SPG states that: *A dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof*. The proposed design does not accord with this, with the flat roof of the dormer meeting the ridge and a minimal set back of less than 20cm from the eaves, resulting in a substantial dormer extension which appears obtrusive and detracts from the character of the main building. Considering the prominent position of the property on a corner plot, the dormer would be highly visible from the public realm and be incongruous in this context with an associated harmful effect on the character and appearance of the streetscape. An elevated window is shown directly under the increased eaves level on the side elevation and appears awkward and entirely uncharacteristic. The proposal in this regard is poor design and fails to positively contribute to the amenity of the street scene adding significant bulk and massing to the side profile to the detriment of the amenity of the streetscene.

- 8.2.4 Whilst it is noted that a similar roof extension has been erected at 6 Pembroke Grove, this somewhat demonstrates the issues raised and, in any case, the neighbouring property's side profile is less dominant in the streetscene than the application property and the impacts less harmful overall.

- 8.2.3 Taken together, the proposed extensions, notably the roof extension, would significantly enlarge the dwelling in a manner which is harmful to the visual amenity of the street scene, with the design of the roof extension failing to relate to the host dwelling and surrounding streetscape sympathetically. As a result, the proposal is contrary to policy GP6 (Quality of Design).

8.3 **Residential Amenity:**

- 8.3.1 The proposed extensions would comprise of a new family room, utility room, sitting room. The existing smaller front bedroom would be replaced by a larger bedroom with an en-suite

in the proposed dormer. 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 rear extension would result in a loss of light for the adjoining property, 50 Dorset Crescent, as it is to be built in line with no. 50's existing rear extension.
- 8.3.3 The additional proposed extensions would be positioned closest to the habitable room at the rear of 2 Pembroke Close. The room is served by 1 no. window on the side elevation facing the application site, and 1 no. window and 1 no. French doors facing the rear. Having completed the light tests as set out in the House Extensions and Domestic Outbuildings SPG, it is likely that both windows would experience a marginal reduction in light. However the French doors would remain unaffected, so it is not considered that the proposals would result in a considerable loss of light at the property, particularly as the closest portion of the extension would be the stepped-in utility room which is flat roofed, and the hipped roofed portion of the side extension slopes inward, away from the neighbouring property. There would be no windows to the ground floor side elevation, so this element of the proposal is not anticipated to result in an encroachment on the occupier's privacy. The roof extension would clearly increase the height of the property close to the common boundary which is splayed. However, it would not project further rearward than the back building line and would not directly affect the enjoyment of the rear garden at the neighbouring property or give rise to demonstrable overbearing effect. Whilst the rear most part may be visible from the first floor habitable room windows of the neighbour, such views will be peripheral rather than significant. The application property is located northeast of the adjacent neighbour and consequently shadow caused by the roof extension will not be significant.
- 8.3.4 Additionally, the window proposed for the side elevation of the dormer would sit above the existing obscure-glazed first floor window. It would serve the landing, and a condition could reasonably control its obscure glazing. The rear dormer window closest to the common boundary would serve the en-suite, so it could be reasonably conditioned that this would be obscure glazed and this would mitigate potential impacts on privacy for 2 Pembroke Close over and above the existing situation. Whilst the rear dormer windows may allow views into the neighbouring gardens, this relationship is considered typical of residential properties within the surrounding area. Suitable separation distances would be maintained between the proposed family room window on the front elevation and properties opposite.
- 8.3.5 Though it is not anticipated that the development would have a demonstrable impact on the privacy or light of neighbouring properties, the proposed dormer would result in a substantial increase in the massing of the rear side elevation, which would have a significantly overbearing impact on 2 Pembroke Close. Consequentially, the development cannot be considered to accord with Policy GP2 (Residential Amenity) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.4 **Movement:**

The proposed front extension would result in the loss of one of the two existing off-street parking spaces. Though it is proposed that the existing driveway would be widened 6m to mitigate this, comments from the Highways Officer request that further details regarding the widening of the existing should be provided, to ensure the development remains compliant with Policy GP4 (Highways and Accessibility) and the Parking Standards SPG. If minded to grant the proposal, such details could be secured by planning conditions.

8.5 **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. No details of proposed ecological enhancements have been submitted alongside this application. However, details commensurate with the development and Policy GP5 could reasonably be secured by planning condition if consent was forthcoming.

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 minimizing 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 proposals are of significant scale relative to the dwelling but having regard to the context and assessment above some elements of the proposal are acceptable. However, the roof extension will have a significant adverse impact on the appearance of the property and the street scene and is poor design and residential amenity. This is contrary to the NLDP 2011-2026 (adopted January 2015) Policy GP2 (General Amenity) and Policy GP6 (Quality of Design).

11. DECISION

REFUSED

01 The roof extension would will have a significant adverse impact upon interests of acknowledged importance, namely on visual amenity and the character and appearance of

the host property and streetscene by reason of its prominent location, poor design and significant scale and elevation. It is is contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (Adopted 2015), and The House Extensions and Domestic Outbuildings SPG (2020).

NOTE TO APPLICANT

01 This decision relates to plan Nos:

1052(02)26 REV B - Revised Proposed Floor Plans and Elevations

1052(01)26 - Revised Existing Floor Plans, Elevations, Block and Site Location Plan

1052(03)26 - Proposed Cross Sections 01-01

1052(04)26 - Proposed Cross Sections 02-02

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), Policy GP6 (Quality of Design) 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.