

Delegated Decision Report

Application No:	26/0494	Statutory Period Expires:	27th August 2026
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Site:	<i>The Willows Old Roman Road Langstone Newport NP18 2JU</i>		
Proposal:	<i>PROPOSED GARAGE WITH ROOF TERRACE ABOVE, NEW ACCESS ARRANGEMENT AND ASSOCIATED WORKS</i>		
Applicant:	<i>S Newsham</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 An application for a proposed garage with roof terrace above, a new access arrangement and associated works was refused in May 2025 under application ref.26/0079. The reason for refusal is as below:

"01 By reason of its location, design and finish, the proposed side extension will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and 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."

- 1.2 This application forms a resubmission of the previously refused scheme, although the external finish has been amended to match the host dwelling, the height of the wall above the garage has been reduced to be the same height as the existing roof fascia board of the host dwelling and 1no glass panel has been removed from the front facing elevation at FFL. No concerns were raised previously in relation to the access arrangements and notably the scale of the extension was not raised in the reason for refusal with key issues being design and finish in this location.

2. SITE LOCATION AND CONTEXT

- 2.1 The Willows is a detached two-storey dwelling located on Old Roman Road in the Bishton and Langstone ward. The site shares its rear boundary with the Countryside although the dwelling and front/rear garden are within the urban boundary. Along the western edge of the site, runs a Public Right of Way (394/5) which is accessible from Old Roman Road.
- 2.2 The property was formerly a bungalow however now benefits from a central two-storey element which was approved under application ref.18/0780 and a single storey pitched roof side extension. The property sits on a hill, meaning the ground level slopes gradually from West to East. Externally the property is finished in white render with dark grey UPVC windows. It has a rendered front wall and hedgerow to frontage with 2no. pairs of metal gates that allow views into the front garden from the road via 2no. access points. The street generally has a very pleasant appearance characterised by detached dwellings in spacious plots and plentiful landscaping affording the road a verdant and semi-rural appearance

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A single storey side extension is proposed to serve a garage at ground level and a veranda above. The extension would measure 4m in width, extending from the eastern (side) elevation, 7.2m in depth and a maximum height of 3.6m. The veranda would extend 180mm above the eaves of the single storey side elevation of the main dwelling. At ground level, on the front elevation, a roller shutter garage door is proposed. Above the GFL garage, a veranda is proposed, including 3no glass panels along the eastern (side) elevation. The extension, including the pillars above the garage would be rendered to match the host dwelling. The top of the walls would be capped with Alumasc Skyline Aluminium in Anthracite grey. The extension would be set back 560mm from the single storey element of the front elevation 1m from the two-storey element.
- 3.2 It is also proposed to alter the existing vehicular/pedestrian access from Old Roman Road.

The site currently benefits from 2no entrances as existing. It is proposed to block the second eastern-most entrance with a wall to match the existing and widen the retained entrance. The existing vehicular access would be widened from 3m in width to 4m (an increase of 1m) and a pedestrian entrance measuring 1m in width would be created. To accommodate the change, the existing cast iron gates would be removed and new solid timber gates with 2no new piers to match the existing style would be installed. The timber gates serving the vehicular access would measure up to 1420mm in height and the gate serving the pedestrian entrance would measure up to 1600mm in height.

- 3.2 In terms of biodiversity enhancement, a hedgehog house is proposed in the rear garden, in addition to a Rosa/Rugosa Rose/Rowan fruit bush.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0079	SINGLE STOREY SIDE GARAGE WITH VERANDA OVER AND ALTERED EXISTING ACCESS	REFUSED	21.05.2026
18/0780	FIRST FLOOR EXTENSION TO PART OF PROPERTY INCLUDING RAISING OF RIDGE HEIGHT, NEW DORMER WINDOWS AND ASSOCIATED ALTERATIONS	GRANTED WITH CONDITIONS	10.10.2018
03/0481	ERECTION OF SIDE EXTENSION	GRANTED WITH CONDITIONS	02.06.2003

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 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 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 LANDSCAPE OFFICER
NO RESPONSE RECEIVED TO DATE.

6.2 TREE TEAM
NO RESPONSE RECEIVED TO DATE.

6.3 HIGHWAYS OFFICER
NO OBJECTION
The reduction in access points is welcomed, and the retained access is of an acceptable standard.

6.4 PUBLIC RIGHT OF WAY OFFICER
NO OBJECTION
Concerning the Public Right of Way Footpath (no. 395/5/1) adjacent to your property boundary, the following points have to be considered prior to build:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
3. The fabric of the PROW's must not be adversely affected in any way;
4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2-month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.
6. If a permanent diversion were required as part of the build then this would need to be applied for and agreed with the PROW Officer. This would not be guaranteed as is open to public consultation and dependant on any objections. A timeline for this process is not available as dependant on the above it may need to be referred to Welsh Government for an independent assessment and decision.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 22.07.2026, Site Notice was put up on 31.07.2026.

7.1 NEIGHBOURS: 6no 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 of the extension is appropriate in relation to the host dwelling. The extension would be built on the side elevation, which is a more prominent elevation in the context of Old Roman Road, and the extension would be highly visible from the highway.



Image taken from Google Earth May 2025 – Cypress tree now removed.

- 8.2 The property has an attractive and generous front garden to Old Roman Road. Its simplistic form is consistent with the wider traditional context, contributing to a pleasant amenity and setting. The proposal seeks to introduce a flat roof single storey side extension with a balcony above to the eastern (side) elevation. At ground level, on the front elevation, a roller shutter garage door is proposed. Above the GFL garage, 3no glass panels along the eastern (side) elevation and associated parapet enclose a balcony. The extension, including the pillars above the garage would be rendered to match the external finish of the dwelling. The host dwelling is finished in smooth white render with UPVC dark grey windows and no significant glazed elements on the front, nor side elevation. Roof finish is a brown tile. Old Roman Road has a mixture of house types but of a prevailing traditional style. The proposed extension will adjoin the existing single storey side extension of traditional proportions, render finish and steep pitched, tiled roof. The extension will have a flat roof with raised parapet that will also function as an enclosure to the elevated balcony, the top of which will align with the roof fascia board of the existing side extension. The parapet enclosure will be both solid and glazed with a garage door opening at ground floor set lower than the finished floor level of the main house. While the addition of glazed panels is not preferable given the more traditional appearance of the host dwelling, it is considered that owing to the set back from the public highway, the removal of the glazed panel from the front elevation and the addition of solid gates to replace the open metalwork gates that currently exist, views toward the glazed side elevation will be restricted and the harm to the character and appearance of the host dwelling limited in this instance.
- 8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that 'a raised amenity space should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials'. The external walls and parapet above the garage would be finished in smooth white render to match the host dwelling. While the introduction of glazed elements along the side elevation of the veranda is not sympathetic to the traditional appearance of the dwelling, it is considered that the harm is limited in this instance.
- 8.4 Regarding the alteration to the existing access, it is noted that the existing cast-iron gates would be removed and replaced by timber gates, measuring up to 1420mm for the vehicular access and 1600mm for the pedestrian access. The timber gates would provide a more solid appearance along the front boundary, limiting views onto the site below 1.6m. Although cast-iron gates are preferable to timber gates due to their durability and reduced

maintenance requirements, the timber gates would not significantly harm the visual amenity of the site when viewed from Old Roman Road.

- 8.5 To accommodate the widened access, a section of the existing planting bed and shrubs behind the existing wall would be removed, including 1no laurel bush and two Pieris mountain fire bushes. The Green Infrastructure Statement submitted refers to the planting of a Rosa/Rugosa Rose/Rowan fruit bush in the front garden although this is not shown on the proposed site plan, but the layout includes an expansion of grassed lawn behind the access being closed up. The GIS submitted with the application suggests most boundaries will be unaltered by the proposals and existing landscape is to be retained. This is welcomed.

8.6 **Residential Amenity:**

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable'. The veranda would be set in 4m from the shared boundary with Ivy Cottage (the nearest neighbouring dwelling). The dwelling at Ivy Cottage is set back into the northeastern corner of the plot (18.5m from the proposed veranda) and a single storey garage is set 2m from the shared boundary with The Willows (set between the dwelling and the proposed development). The shared boundary is occupied by a presence of mature trees and vegetation which offer screening at present, although the trees could be removed at any time, so limited weight can be given to the screening benefit offered. The proposed amenity space would be 2.7m above ground level and no privacy screening is proposed along the eastern edge but it will be orientated towards the front, and less private, garden of the neighbouring property. In this instance, given the separation distance between the neighbouring dwelling/amenity, on balance, it is considered that the veranda would not give rise to any overlooking of an unacceptable level.

- 8.7 The House Extensions and Domestic Outbuildings SPG also states that 'A house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens. In order to prevent perceived loss of light or overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. As forementioned, the extension would be set in 4m from the shared boundary with Ivy Cottage and would measure up to a maximum height of 3.6m from ground level. Owing to the limited height of the extension and the set in from the boundary, it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing or loss of light and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 **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. To accommodate the widened access, a mature cypress tree has been removed, and the application proposes the removal of green infrastructure including 1no laurel bush and two Pieris mountain fire bushes and therefore any application for planning consent should be accompanied by scheme for biodiversity enhancement informed by a Green Infrastructure Statement. The application is accompanied by a Green Infrastructure Statement which specifies the planting of a Rosa/Rugosa Rose/Rowan fruit bush in the front garden and the siting of a hedgehog house in the rear garden. The proposed compensation/enhancement measures are considered sufficient to satisfy the stepwise approach set out in Planning Policy Wales (Edition 12) and having regard to the modest development proposed.

8.9 **Highways Safety:**

As the proposal also includes an alteration to the existing access, the Council's Highways

Officer was consulted on this application. The Highways Officer has not raised an objection as the proposals as they remove an existing sub-standard access. Although it is noted that current standards require gates to be set back 5m behind highway boundary, what is proposed represents betterment in other respects, without intensification and is therefore acceptable in this regard. The changes would also require changes to the footway crossing, with one access having extended dropped kerbs and the other being made good as level footway. The applicant is advised that changes to the footway require separate permission from highways which is independent of Planning.

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. The proposed smooth white render finish, the reduction in the height of the development beyond the eaves of the existing side extension and the removal of 1no glass panel from the front elevation represent an improvement over the previously refused scheme and are sufficient to

overcome previous concerns identified. 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:

- Proposed Site Plan
- Proposed Layout
- 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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of development hereby approved, the biodiversity enhancement scheme shall be installed in accordance with the details as shown in approved documents 'Proposed Layout' and 'Green Infrastructure Statement' and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 Newport Local Development Plan 2011 -2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Layout, Existing Site Plan, Proposed Site Plan, Proposed Layout, Green Infrastructure Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, GP2, 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.