

Delegated Decision Report

Application No:	26/0428	Statutory Period Expires:	28th August 2026
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Site:	73 The Moorings Newport NP19 7JL		
Proposal:	PROPOSED DEMOLITION OF THE EXISTING SINGLE STOREY SIDE EXTENSION AND THE CONSTRUCTION OF A NEW TWO STOREY SIDE EXTENSION		
Applicant:	T O'Hagan		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 73 The Moorings is a two-storey split-level dwelling located in the St Julians ward. It has a single garage forward of the dwelling and appears single storey when viewed from The Moorings, rising to 2 storeys at the rear.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish an existing single storey side extension which currently serves as a ground floor utility room and erect a two-storey extension. The garage will be retained. The extension would measure 2m in width, 3m in depth and 6.3m in height to the ridge of the pitched roof. The external walls would be red facing brick and dark hanging tiles, and all windows and doors would be white UPVC to match the existing dwelling. Fenestration would consist of 1no window at first floor level and 1no window at ground level on the rear elevation and 1no window at first floor level on the front elevation.

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 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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The proposals do not impact parking or highways. There are therefore no objections.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 11.06.2026

7.1 NEIGHBOURS: 7no neighbours were consulted.

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. 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 with a significant set back from the front elevation. The retained garage will also screen views from the highway to the front of the property.

8.2 The property is one of a pair of semi-detached properties. The adjoining property has a front porch extension, meaning that the properties are not symmetrical as existing, however the two-storey side extension would further disrupt the symmetry of the pair. Nevertheless, it is considered that mitigation is offered by the significant setback and the scale of the extension, which reduce its visual prominence and ensure the extension appears as a subordinate addition to the host building.

8.4 In terms of design, the roof would be dual pitch to match the roof form of the main dwelling, and the external materials of both the roof and walls would match those of the existing dwelling. The proposed fenestration is appropriately scaled and positioned. Overall, it is considered that the proposed two-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.

8.5 Residential Amenity:

The proposed extension would be set in 1.2m from the shared boundary with no.71 The Moorings. The existing single storey side extension, which is to be demolished, measures 1.5m in width, 2.8m in depth and 2.6m in height. Although the proposed development would increase the overall height of built form by 3.7m to a resultant height of 6.3m, it is considered that the proposal would not give rise to a materially greater impact on the living conditions of the occupiers of no.71 The Moorings than the existing arrangement. This is due to the separation maintained from the shared boundary, the absence of any protected

windows in adjacent to the extension on the neighbouring elevation, and the relatively limited depth and footprint of the proposed extension. Consequently, it is considered that the proposed development would not result in an unacceptable level of overbearing impact, a loss of outlook or enclosure to the neighbouring property, in accordance with Policy GP2 of the Newport Local Development Plan (2011 – 2026).

- 8.6 There are no windows proposed in the side elevation of the extension facing toward the neighbouring property, no.71, protecting neighbouring privacy. Upper-storey windows are proposed in the front and rear elevation of the proposed extension however, it is considered that both windows would not afford any additional overlooking beyond that already achievable from the existing first-floor windows of the main dwelling.

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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development would not harm the visual or residential amenity of The Moorings. A condition will be added to ensure the submission of a biodiversity enhancement scheme. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

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

- DRG.1 – Existing/Proposed Elevations
- DRG.2 - Existing/Proposed Floor Plans
- DRG.3 – Site Plans
- DRG.4 – Location Plan

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 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).

04 Prior to the commencement of development, details of a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained for the lifetime of the development.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: DRG.1 – Existing/Proposed Elevations, DRG.2 - Existing/Proposed Floor Plans, DRG.3 – Site Plans, DRG.4 – Location Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026

(Adopted January 2015). Policies 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.