

Delegated Decision Report

Application No:	25/0633	Statutory Period Expires:	1st October 2025
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Site:	St Omer Lodge Road Caerleon Newport NP18 3QX		
Proposal:	SINGLE STOREY REAR EXTENSION		
Applicant:	A Davis		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling that is set at a higher level than Lodge Road. The site is served by a driveway to the front and benefits from moderately sized front and rear gardens.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a single storey extension to the rear of the property. The extension would extend across the entire rear elevation of the existing dwelling for a maximum depth of 4.5m. The main bulk of the extension would contain a pitched roof with an eaves height of 2.45m and a ridge height of 4.5m. Its rear elevation would contain full height glazing that would extend into the apex of the gable. The walls would be finished in render to match the existing with sections of 'western red cedar' detailing. A 1.4m wide, 2.3m high flat roof glazed extension would adjoin this followed by a 2.9m high flat roof section finished in 'western red cedar' cladding.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0798	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, CONSERVATORY AND GARAGE TO THE REAR OF THE PROPERTY AND ERECTION OF TWO STOREY REAR EXTENSION WITH NEW ROOF, SINGLE STOREY SIDE EXTENSION AND NEW RETAINING WALL AND STEPS TO REAR GARDEN	GRANTED WITH CONDITIONS	04/11/2020
23/1016	SINGLE STOREY SIDE AND REAR EXTENSION	GRANTED WITH CONDITIONS	25/01/2024

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)

- GP2 (General Amenity)
- GP6 (Quality of Design)
- CE6 (Archaeology)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

- 6.1 Heneb: the proposal requires archaeological mitigation. We previously commented on a similar application for this site (23/1016) in our letter dated 14th December 2023 and our understanding of the archaeological resource remains unchanged. The information in the Historic Environment Record (HER) curated by this Trust shows that Lodge Road at this point follows the course of one of the Roman roads (RR60b-01), that exited the fortress to link Caerleon with the fort at Cardiff. The application area is situated on the edge of the canabae, the Roman civilian settlement that surrounded the Roman fortress of Isca, and in an area where previous discoveries indicate that there was Roman cemetery containing both cremation and inhumation burials. The current proposal is for the construction of an extension. Whilst we note the small scale of the proposal, it is located within an area of high archaeological potential, and in close proximity to a Roman road and cemetery. Therefore, it is possible that buried archaeological remains could be encountered during the groundworks. Therefore it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members. This is consistent with previous applications in the vicinity. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that: *The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.*

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 13/08/2025.

7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings states that 'wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of every extension should be appropriate to the main house and the space around it.' The extension is proposed on the rear elevation of the property and would not be visible from public vantage points. There would be adequate space remaining undeveloped within the rear garden. Whilst the SPG advises that the roof form of an extension should adopt the roof form of the host dwelling, in this instance, owing to the siting and scale of the extension, it is not considered that the varying roof forms would result in a harmful impact on visual amenity. Overall, it is considered that the proposed extension, by reason of its location, scale and design would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

8.2 Residential Amenity:

The property is a detached dwelling with adjacent neighbouring detached properties, St Aarons to the east and Dan-Y-Gaer to the west. The extension would not extend beyond the side elevations of the main dwelling which is approximately 3.8m from the east boundary and 5m from the neighbouring dwelling to the east. To the west, the extension would be sited approximately 1.8m from the site boundary and 4.4m from the neighbouring dwelling.

The larger pitched roof part of the extension would be to the west of the rear elevation. The property already contains flat roof extensions and whilst the proposed extension would be of a greater height, the pitched roof would extend away from the boundary. Along the shared boundary there is a high boundary hedge. The neighbouring property contains 1no first floor window. There are no windows proposed in the side elevation of the extension, protecting neighbouring privacy. The proposed extension doesn't appear to extend any further rearward than the neighbouring dwelling. As such, it is not considered that the proposed single storey rear extension would result in a harmful overbearing impact or loss of light. Overall, it is therefore considered that the proposed extension would not result in a harmful impact on the amenity of the neighbouring property to the west by reason of loss of light, perceived space or privacy.

To the east, there was an intervening garage that has now been demolished. It is considered that the proposed flat roof extension would not result in an impact greater than that of the garage. Whilst the garage has now been demolished, owing to the scale and distance of the extension from the boundary, it is not considered that it would result in a harmful impact on residential amenity by reason of overbearing impact or loss of light. There is 1no window and 1no door proposed in the side elevation of the extension facing toward the shared boundary. The window would serve a shower room and the door would serve the utility room. The existing extension at the dwelling contains 2no doors and a window facing towards the shared boundary as well as a window in the side elevation of the main dwelling, which is proposed to be removed. Any views from the existing extension were obstructed by the garage, before its recent demolition. Whilst the number of openings has been reduced, they are no longer screened by the garage. Notwithstanding this, the proposed window would serve a shower room and it is likely that that it would be obscure glazed. There is also a high boundary fence present. It is therefore considered that the proposed extension would not result in a harmful loss of privacy.

8.3 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this

instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

8.4 **Archaeology:**

The proposal, whilst of a small scale, would be located within an area of high archaeological potential and in close proximity to a Roman road and cemetery and as such it is possible that buried archaeological remains could be encountered during the groundworks. Heneb have therefore advised the proposal requires archaeological mitigation. A condition will be attached requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

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 By reason of its location, scale and design it is considered that the proposed single storey rear extension would not result in a harmful impact on visual or residential amenity.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Development - Elevations and Floor Plans and Proposed Development – Eastern and Western Elevations.

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 development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource

03 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Site Plan, Proposed Development - Elevations and Floor Plans, Existing Survey 2, Existing Survey and Proposed Development – Eastern and Western Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and CE6 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.

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.