

Delegated Decision Report

Application No:	25/1084	Statutory Period Expires:	11th February 2026
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Site:	63 Queens Hill Crescent Newport NP20 5HG		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED FRONT PORCH, LOFT CONVERSION WITH REAR FACING DORMER AND ROOFLIGHTS TO THE PRINCIPAL ELEVATION		
Applicant:	M Sanyanga		
Type:	Lawful Development Proposed	Ward:	Allt-yr-Yn
Decision:	GRANTED		

1. BACKGROUND

- 1.1 25/0431 was a previous application at the site for DEMOLITION OF THE EXISTING ATTACHED GARAGE, SINGLE STOREY FRONT (PORCH) AND DOUBLE STOREY SIDE EXTENSION, HIP TO GABLE LOFT CONVERSION AND INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW VEHICLE ACCESS/PARKING AREA which was refused for the following reason:

01 The development would have a significant adverse impact upon interests of acknowledged importance, namely the design. By reason of its scale, position and design, the proposed development would have an unacceptable adverse visual impact that would be harmful to the visual amenity of the dwelling and the character of the area to an unacceptable degree. The development would not appear subordinate to the main dwellinghouse and therefore is contrary to Policies GP6 of the Newport Local Development Plan 2011-2026 (Adopted January 2015) as well as the advice and guidance in the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted August 2015).

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely on highway safety. No information has been provided to demonstrate safe pedestrian visibility splays from the widened driveway contrary to Policies GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

2. SITE LOCATION AND CONTEXT

- 2.1 The surrounding area is predominantly characterised by a mix of two storey semi-detached houses fronting onto Queens Hill Crescent. The area is primarily residential and holds a mix of off-road parking and on road parking. The land level decreases to the East of Queens Hill Crescent opposite the host site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal seeks confirmation that the proposed development of a front porch, loft conversion with a rear facing dormer and rooflights to the principal elevation are lawful when considered against the relevant permitted development criteria.

Front porch

H: 3m

D: 1.56m

W: 3.18m

Dormer

H: 2.2m

D: 3.4m

W: 5.5m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0431	DEMOLITION OF THE EXISTING ATTACHED GARAGE, SINGLE STOREY FRONT (PORCH) AND DOUBLE STOREY SIDE EXTENSION, HIP TO GABLE LOFT CONVERSION AND INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW VEHICLE ACCESS/PARKING AREA	REFUSED	15.08.2025

5. PLANNING POLICY

- 5.1 The Town and Country Planning Act 1990, Section 192 Certificate of lawfulness of proposed use or development.

6. CONSULTATION RESPONSES

- 6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1.1 This application seeks to confirm, by means of a Lawful Development Certificate that a front porch, a rear dormer with loft conversion and 3no. roof lights to the front roof plane at 63 Queens Hill Crescent is permitted development in accordance with the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 8.1.2 In order to be permitted development, the proposal would need to accord with Schedule 2, Part 1, *Development within the curtilage of a dwellinghouse* of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

8.2 Porch

- 8.2.1 Class D provides permitted development rights the erection or construction of a porch outside any external door of a dwellinghouse. Development is not permitted if:

D.1. Development is not permitted by Class D if—

(a)the ground area (measured externally) of the structure would exceed 3 square metres;

(b)any part of the structure would be more than 3 metres above ground level; or

(c)any part of the structure would be within 2 metres of any boundary between the curtilage of the dwellinghouse and a highway.

- 8.2.2 The porch is around 6m back from the highway, and measures no greater than 3sqm and 3m in height. Therefore, the development complies with the criteria set out above, in accordance with Class D.

- 8.2.3 Class A also permits development for the enlargement, improvement or other alteration of a dwellinghouse. However, conditions note that

(a)the appearance of the materials used in the walls, roof or other element of any exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse;

- 8.2.4 The applicant has stated that materials will match the dwellinghouse, and therefore, this complies with Class A.

8.3 Rear flat roof dormer

- 8.3.1 When assessing the dormer, Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

- 8.3.2 It is noted that the dormer does not exceed the height of the highest part of the roof, it is situated to the rear roof plane of the dwelling, with a cubic content of less than 50m³. The dormer is also set back up from the eaves over 20cm in accordance with Class B. The dormer materials are to be matching to the existing dwellinghouse as confirmed by the applicant.

8.4 Roof lights

- 8.4.1 The 3no. rooflights are proposed on the front roof plane. Class C outlines any other alteration to the roof of a dwellinghouse. The rooflights do not protrude more than 15cm from the roof plane and therefore, the development accords with Class C.

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 proposal accords with the relevant criteria contained within The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Part 1 Development Within The Curtilage of a Dwellinghouse Class A, B, and D.

11. **DECISION**

GRANTED

01 Reason: The proposal accords with the criteria set out under Class A, B and D, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. As such, the proposed development is permitted and does not require planning permission.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Dormer materials confirmed by applicant; 25312-A102- Proposed Floor/Block Plans and Elevations; 25312-A101-A1 - Site Location Plan, Existing Floor/Block Plans and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies 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.