

Delegated Decision Report

Application No:	25/0346	Statutory Period Expires:	24th July 2025
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Site:	18 Vale View Newport NP19 7QQ		
Proposal:	<i>PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND REPLACEMENT WITH PROPOSED TWO STOREY REAR EXTENSION AND CHANGES TO THE SIDE FENESTRATION WITH THE ADDITION OF FIRE ESCAPE WINDOW TO BEDROOM 3</i>		
Applicant:	E Murdoch		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application property is a detached dwelling located within the urban boundary along a cul-de-sac of detached properties with varying scale and design.

3. DESCRIPTION OF DEVELOPMENT

3.1 A two-storey extension is proposed on the rear elevation of the dwelling that would have a depth of 4m and would extend across the majority of the rear elevation of the existing dwelling with a set in of 0.2m from each side. The roof would have a dual pitched roof form. The external materials of the extension would match those of the host dwelling. A new first floor window is also proposed in the side elevation of the existing dwelling.

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)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objection. The proposals are not anticipated to have any highway related impacts.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 09/05/25 and a Site Notice was put up on 14/05/25. No comments were received.

8. ASSESSMENT

8.1 Visual Amenity:

The House Extensions and Domestic Outbuildings SPG states '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 building and the space around it. In most cases, two-storey rear extensions should not be more than 3.00 metres deep, but each application will be considered on its own merits.'

The proposed two-storey rear extension would have a dual-pitched roof. The extension would be finished in materials to match the existing main dwelling. The extension would not be readily visible from public vantage points. The extension would extend for a depth of 4m which would deviate from the aforementioned guidance above. However, the guidance does give scope for an extension to be deeper than this. It is considered that the scale and form of the extension is appropriate to the host dwelling and there would be adequate amenity space left undeveloped. Therefore, in this instance, a depth of 4m is considered acceptable. Overall, given the location, scale and design of the extension it is considered that it would not detract from the character and appearance of the host dwelling and would not result in a harmful impact on visual amenity.

8.2 Residential Amenity:

The House Extensions and Domestic Outbuildings SPG states that 'a house extension should not substantially reduce natural light, privacy or perceived space in neighbours' habitable rooms and back gardens.'

The application property and its neighbouring properties either side are at an angle to one another rather than linear which will reduce the impact of the extension. With regard to the relationship between the extension and neighbouring properties, at its closest point, the extension would be set approximately 2.4m from the boundary shared with no.16 and 5.6m from the dwelling itself. Relating to the other neighbouring property no.20, the extension would be set approximately 4.7m from the shared boundary shared and 8m from the dwelling itself, with an existing intervening single storey garage. It is therefore considered that owing to the scale and siting of the extension, it would not result in a harmful overbearing impact or reduction in light for neighbouring properties. Ground and first floor windows/doors are proposed in the rear elevation of the extension as well as a first floor juliet balcony. It is not considered that these new openings would result in a harmful impact over and above the existing rear openings.

A new first floor window is proposed in the side elevation of the existing main dwelling that would serve a bedroom. The window is a high-level window that would be at a height of 1.8m above the internal floor level below it. The new window would face toward the side elevation of the neighbouring property of which there are no windows. Notwithstanding this, given the height of the window above ground level, it would provide limited views and perceived levels of overlooking.

Therefore, it is considered that the proposed two-storey rear extension and new first floor side window would not substantially reduce privacy, perceived space or light to neighbouring properties.

8.3 Movement:

The Council's Highways Officer advised that the proposal is not anticipated to have any highway related impacts and therefore offers no objection to the application.

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 their location, scale and design it is considered that the proposed two-storey rear extension and new first floor window in the side elevation of the main dwelling would not result in a harmful impact on residential amenity, visual amenity or highway safety and accord with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Floor Plans Drawing Ref.3A and Proposed Elevations Drawing Ref.4B

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 extension 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.

03 The ecological enhancements shown on the 'Proposed Elevations Drawing Ref.4B' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Elevations Drawing Ref.1, Existing Floor Plans Drawing Ref.2, Proposed Floor Plans Drawing Ref.3A, Proposed Elevations Drawing Ref.4B, Location Plan Drawing Ref.5 and Site Plans Drawing Ref.6.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 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.