

# Delegated Decision Report

|                        |                |                                  |                        |
|------------------------|----------------|----------------------------------|------------------------|
| <b>Application No:</b> | <b>26/0040</b> | <b>Statutory Period Expires:</b> | <b>19th March 2026</b> |
|------------------------|----------------|----------------------------------|------------------------|

|                   |                                                                 |              |               |
|-------------------|-----------------------------------------------------------------|--------------|---------------|
| <b>Site:</b>      | <b>63 Robertson Way Newport NP20 6QQ</b>                        |              |               |
| <b>Proposal:</b>  | <b>PROPOSED GROUND AND FIRST FLOOR SIDE AND REAR EXTENSIONS</b> |              |               |
| <b>Applicant:</b> | <b>L Desmond</b>                                                |              |               |
| <b>Type:</b>      | <b>Full</b>                                                     | <b>Ward:</b> | <b>Malpas</b> |
| <b>Decision:</b>  | <b>REFUSED</b>                                                  |              |               |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached dwelling that benefits from off street parking to the front as well as a garage to the side of the property. In 2015, planning permission was granted for the erection of a part two-storey and part single storey rear extension and front porch. The property is set at a higher level than its neighbour and located on the outside of a bend in the estate road so that the front elevation of the site and its neighbour are angled towards one another. The neighbouring property has a 2 storey side extension but the ridge of this property is notably lower with its eaves line located just above the ground floor window headers in the application property. More generally, the street has a variety of house types including dormer bungalows and two storey semis with the application site being typical of the two storey semis along this part of the street.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the conversion of the existing garage and the erection of a first-floor extension above. A single storey flat roof extension is also proposed to the side of the property, in front of the existing garage.

## 4. RELEVANT SITE HISTORY

| <b>App Number</b> | <b>Proposal</b>                                                            | <b>Decision</b>         |
|-------------------|----------------------------------------------------------------------------|-------------------------|
| 15/0552           | PROPOSED PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION AND FRONT PORCH | GRANTED WITH CONDITIONS |

## 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
- GP5 – Natural Environment
- GP6 – Quality of Design

### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings
- Parking Standards

## 6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection. The proposals do not generate the need for additional parking, and it appears there are three spaces maintained. Access to the rear around the building is constrained and probably not sufficient to move bins and bikes through when the garage is converted. However, this is not considered sufficient to raise any formal objection.

## 7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 26/01/2026.

### 7.1 NEIGHBOURS:

65 Robertson Way

- I would only object if the rear extension was built up over the existing single storey kitchen as that would block light into my adjoining bedroom window.

61 Robertson Way

- Generally happy with the plans but would like some assurance that the addition of the first floor above the garage will not limit sunlight into our garden.

## 8. ASSESSMENT

### 8.1 Visual Amenity/ Character and Appearance;

The property is a semi-detached dwelling that benefits from an existing part single storey part two storey extension that extends across the entire rear elevation of the main dwelling and partially off the side. The property also contains a single storey garage next to the existing extension. The proposed first floor extension above the garage would have a sloped roof uncharacteristic of the property which is a traditional pitch with gable ends. A single storey flat roof extension is also proposed in front of the two-storey extension. Whilst it is noted that the extensions would be set back from the front elevation of the property, they would be visible from the streetscene, “squeezing” between the pinched gap arising from the orientation of the application property and its neighbour.

The Council’s House Extensions and Domestic Outbuildings SPG states that roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing. Other comparable properties display side extensions that have sympathetic pitched roof forms. The proposed first floor side extension would sit above the garage and its roof would extend to form part of the roof of the existing two-storey rear extension. It would have a lean to design with half gable front unsympathetic to the host and the streetscene generally. An additional two-storey lower, shallower pitched roof is also proposed to the rear. The roof of the two-storey first floor extension does not relate to the main dwelling by reason of its form, eaves height and ridge height. This mix of roof forms all of varying scale and design result in poor design. The flat roof side extension proposed forward of the lean to two storey side extension further accentuates its poor form and design and whilst the windows in the extensions on the front façade are comparable to those in the host property, they do not align at first and ground floor and the first floor

opening looks awkward in the lean to half gable frontage. The ground floor flat roof extension will have a chamfered or angled side wall to accommodate the angled shared boundary layout and will project further forward than the neighbour's garage and at a higher elevation. This will invariably impact the first-floor habitable room window in the neighbouring property as the side wall and corner of the flat roof extension will be in close proximity to it. It will also cast shade as the application site is set south of its neighbour. This is discussed in more detail in the next section.

The size and form of every extension should be appropriate to the main building and the space around it. If approved, the resultant dwelling would include numerous additions of varying scale and design to this once modest semi-detached dwelling including a front porch, single storey rear extension, two-storey rear extension, first floor extension and single storey side extension. An extension should replicate the fenestration to elevation ratio of the existing building. The front elevation fails to do this with large blank areas remaining which is further exacerbated in the proposed side elevation which is entirely blank and measuring a total length of 8.8m.

Overall, the proposed extensions are considered to be of poor design with no regard to the scale and form of the existing property. The extensions would not be in keeping with the character and appearance of the host dwelling to the detriment of visual amenity.

## 8.2 **Residential Amenity:**

With regard to the adjoining semi, the proposed first floor extension would sit above the existing garage and would be set 6.1m from the shared boundary and would extend into the garden 2.1m further than the existing rear extension. There would be no first-floor windows proposed in the side elevation of the extension, protecting neighbouring privacy. It is considered that given the location, scale and design of the proposed extension, it would not result in a harmful impact on the amenity of the adjoining occupiers by reason of loss of light, perceived space or privacy.

The other neighbouring property, no.61, is sited to the north-east of the application site and is set at a lower level. There are no new windows proposed in the side elevations of the extensions, protecting neighbouring privacy. The proposed first floor extension would be built in close proximity to the shared boundary, on top of the existing garage. A flat roof single storey extension is also proposed in front of the garage. There are no windows in the side elevation of the neighbouring property, however, there is a ground floor door as well as an area of garden. The application property is sited to the south of the neighbouring property, therefore given the siting and scale of the extensions they would cast shade. Given the changes in levels between the sites, the size of the extensions and their proximity to the neighbouring boundary, it is considered that they would also result in a harmful overbearing impact, to the detriment of neighbouring amenity.

Moving to the impact on the front elevation. The neighbouring property contains a two-storey side extension with a first floor window in the front elevation that assumedly serves a habitable room. The proposed flat roof extension, whilst single storey, would be more akin to the height of a two-storey side extension when viewed from the neighbouring property owing to the changes in level. The extension would be close to the boundary and would project forward of the neighbouring extension. It is considered that the extension would represent an unneighbourly form of development on the neighbouring property by reason of overshadowing and overbearing effect.

Overall, it is considered that the proposed extensions owing to their scale and proximity to the boundary would have an unneighbourly and unacceptable impact on the neighbouring property no.61 as well as cause overshadowing, to the detriment of neighbouring amenity.

## 8.3 **Movement:**

The existing property is a 4no bedroom dwelling and whilst an additional bedroom is proposed, in accordance with the Council's Parking Standards SPG the proposal would not increase parking demand at the site. The existing garage is not large enough to be formally classed as a parking space in accordance with the Parking Standards SPG. Therefore, the conversion of the garage would not result in the loss of a parking space. Off street parking

spaces to the front would remain unaffected. The Council's Highways Officer offers no objection to the application.

8.4 **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. The application has not indicated any measures. If the application were to be approved, it would be 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.

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 Overall, it is considered that the proposed extensions are poor design and owing to their scale and proximity to the boundary would have an unneighbourly and unacceptable, harmful overbearing impact on the neighbouring property no.61 as well as cause overshadowing, to the detriment of neighbouring amenity.

## **11. DECISION**

### **REFUSED**

01 By reason of their design, location and scale, the proposed extensions would be unsympathetic additions of poor design that are not in-keeping with the character and appearance of the host dwelling of the general streetscene to the detriment of visual amenity. This is contrary to policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

02 The development, owing to its location, design and scale, has a significant unacceptable impact and unneighbourly effect, on the neighbouring property no.61, giving rise to overshadowing and overbearing effects. This is contrary to policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

### *NOTE TO APPLICANT*

01 This decision relates to plan Nos: Site Location Plan Drawing No.OS01, Existing Floor Plans Drawing No.PL01, Existing Elevations Drawing No.PL02, Proposed Floor Plans Drawing No.PL03 and Proposed Elevations Drawing No.PL04.

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