

Delegated Decision Report

Application No:	25/0574	Statutory Period Expires:	12th September 2025
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Site:	40 Beech Close Llanmartin Newport South Wales NP18 2HU		
Proposal:	DEMOLITION OF SINGLE STOREY OUTBUILDING AND CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION CONTAINING EXTENDED KITCHEN AND BATHROOM		
Applicant:	S Hill		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached, two storey dwelling located on Beech Close, in the Bishton and Langstone ward. The property benefits from a front garden which currently provides 1no off road parking space.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the southwest of the property, there is a small, grassed area. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing side extension, measuring 2.8m in width, 3.4m in depth, 2.3m to the fascia and 2.7m to the top of the flat roof. This will be replaced with the proposed side extension which will measure 2.8m in width, 6.5m in depth (the full depth of the side elevation of the host dwelling) 2.3m to the eaves and 3.3m to the top of the proposed lean-to roof. The external walls would be finished in render, the roof would be interlocking concrete tiles, all windows, doors fascia boards and rainwater goods would be white UPVC, all to match the existing dwelling. To accommodate the extension, an existing side elevation would be removed at ground floor level.

3.2 Fenestration would consist of 1no casement window on the front elevation, 1no casement window on the rear elevation and 2no velux rooflights in the lean-to roof.

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 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.07.2025.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

7.2 BISHTON COMMUNITY COUNCIL: No representation received to date

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 the context of Beech Close. The proposed extension is at the side elevation of the dwellinghouse and will be visible from the frontage of the house and the grassed area to the southwest. Currently there is a flat roof side extension that spans part of the side elevation, and the proposal will now extend along the complete depth of the side elevation.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). The main dwellinghouse has a pitched roof form. The proposed single storey side extension has a lean to roof. Whilst this does not adhere to a coherent roof form across the frontage of the property, it is not incongruous as a result and is considered an improvement over the existing flat roof side extension.

8.3 The proposed external walls of the side extension are proposed to be render and all windows, doors fascia boards and rainwater goods would be white UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 When assessing the context of the site, and the design of the surrounding properties along Beech Close, the design of the existing flat roof side extension can be observed, so the

proposed lean-to side extension would appear out of context in this location. Nevertheless, it is considered that the surrounding side extensions provide little aesthetic value, and it is not sought to replicate this development, so although the proposed side extension is not in-keeping with the surrounding, it would not cause significant harm. Therefore, on balance the design of the proposed side extension considered acceptable.

- 8.5 To accommodate the extension, an existing side elevation would be removed at ground floor level. No windows are proposed in the side elevation of the proposed extension which faces the grassed area to the southwest. Whilst this causes a larger blank elevation fronting the open space, this is not harmful to cause a reason for refusal alone.

Residential Amenity:

- 8.6 Due to the established layout of Beech Close, the side extension would abut the grassed area to the southwest. The nearest property to the side extension is no12 Woodland Road which would be approximately 10m southwest of the proposed development at its closest point. Given the layout and separation distance from neighbouring properties, it is not anticipated that the proposed side extension would adversely affect neighbouring residential amenity by means of a loss of light or an overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.7 In terms of privacy, 1no casement window is proposed on the front elevation and 1no casement window is proposed on the rear elevation of the proposed extension. The front elevation window would provide views towards the front garden of the dwelling and the highway and is broadly a replacement of an existing ground floor window on the existing side extension. The rear elevation window would provide views toward the rear garden, a view which can already be achieved through existing ground floor windows on the rear elevation. As such, the proposed windows would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 **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. Nevertheless, it is considered that 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 Beech Close. A condition will be added to ensure a biodiversity enhancement scheme is submitted. The proposal is in accordance with Policies GP2 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

- 1040(02)25 - Proposed Floor Plan, Elevations, Cross Section and Specifications

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 Prior to the commencement of development, 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. The location and details of these must be shown on relevant plans.

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: 1040(01)25 - Existing Floor Plans, Elevations and

Site/Block Plan, 1040(02)25 - Proposed Floor Plan, Elevations, Cross Section and Specifications, Covering Letter.

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.