

Delegated Decision Report

Application No:	25/0182	Statutory Period Expires:	11th July 2025
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Site:	200 Christchurch Road Newport NP19 8BD		
Proposal:	EXTEND FRONT ENTRANCE PORCH PLUS INTERNAL STRUCTURAL ALTERATIONS		
Applicant:	W Edwards		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 200 Christchurch Road is a semi-detached property with a generous front driveway, situated in the Alway ward. Currently, there are several extensions from the rear and side elevations, both consisting of a mix of 2no storey and single storey. Houses on Christchurch Road are generally semi-detached, however No 200 and its neighbour are more set back than other properties on this road. No 198 does not display any alterations to the frontage of the property. The pair are not symmetrical and both display previous alterations and apparent extensions.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to extend the porch in width across the frontage of the house by 4m. It will measure 1.5m in width, 1m in depth, 1.2m to the eaves, 1.3m to the fascia and 1.9m to the ridge. The materials are proposed to match the existing Tyrolean render. The roof form is proposed to be pitched with a gable feature. A main door is proposed at the front elevation to replace the existing which is located in the side elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
02/0071	ERECTION OF TWO STOREY REAR EXTENSION	R	10.04.2002
02/0643	ERECTION OF GROUND AND FIRST FLOOR EXTENSIONS TO SIDE AND REAR OF PROPERTY (RESUBMISSION)	GC	08.07.2002

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)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29.04.2025

7.1 NEIGHBOURS: 18no neighbours were consulted, sharing a common boundary and opposite, and no response was received

8. ASSESSMENT

8.1 Visual Amenity (GP6)

8.1.1 The surrounding street scene is predominantly semi-detached houses and have differing architectural designs. 200 Christchurch Road is set back further than the surrounding houses. There is no projection from the furthest front elevation as the proposed elevation will be flush with the front elevation and with the matching render will unlikely be discernible in practice and certainly not obtrusive.

8.1.2 The existing dwellinghouse has an unusual front elevation with high eaves across the front pitching to a lower eaves on the side and with a hipped roof 2 storey extension set back at the side. The proposed single storey front extension has a lean to roof form with a small gable feature over the doorway, which does not adhere to a coherent roof form across the frontage of the house. However, the pitch of the lean to is compatible with the pitch of the hipped roof of the extension.

8.1.3 The front door would move to the front elevation of the house rather than the side elevation. The proposal will appear as a wider front addition compared to some others in the street. However, it contains a recessed door which reduces its solidity in the street scene. The proposal is not harmful.

8.1.4 The materials will match the existing and are acceptable for both the proposed front extension.

8.1.5 The size and form of the extension would be appropriate to the main dwelling. There is adequate driveway space remaining.

8.2 Residential Amenity (GP2)

8.2.1 The front extension does not face a building or relevant structure and therefore, the 45° test is required instead. However, this side of the property does not adjoin another property and is approximately 11m in front of the neighbouring church and 23m from the adjoining semi. As such, it is not anticipated that the development would adversely affect the neighbouring property by means of a loss of light.

8.2.2 The front extension is acceptable in regard to privacy. The door looks over the driveway and would not appear incongruous in the street scene.

- 8.3 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required and can be secured by planning condition.

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 proposed front extension is modest in size and not visually harmful to the surrounding street scene and does not affect any neighbouring properties by way of a loss of light or overbearing effect. It does result in a flush addition to the side of the dwelling but only at ground floor level and having regard to the unusual design of this pair of semis and their relationship to the wider streetscene, the extension will not have a demonstrable adverse impact in design terms.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

The development shall be implemented in accordance with the following plans and documents:

- Ground Floor Plan Proposed 03
- Proposed Front and Sided Elevations 04
- Sections and Specifications 05

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing Front and Side Elevations 02
- Ground Floor Plan Existing 01
- Site Location Plan received 10.03.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and PG6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.