

Delegated Decision Report

Application No:	25/0356	Statutory Period Expires:	10th July 2025
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Site:	30 Aberthaw Road Newport NP19 9QP		
Proposal:	DEMOLISH EXISTING SIDE EXTENSION AND REPLACE WITH A NEW SINGLE STOREY SIDE EXTENSION		
Applicant:	P Fletcher		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 30 Aberthaw Road is a semi-detached property with a front driveway, situated in the Alway ward. Liswerry Park borders the property to the West and South. The adjoining property has a 2no storey side extension that accommodates an internal garage.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing side extension, measuring 2.8m in width, 2.9m in depth, 2.3m to the soffit, 2.5m to the fascia and 3.3m to the ridge. This will be replaced with the proposed side extension which will measure 2.8m in width, 8.3m in depth, 2.5m to the soffit and 2.7m to the fascia. The existing spar render is proposed to match the proposed side extension with K render.

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)

- GP5 (Natural Environment)
- CE3 (Environmental Spaces and Corridors)
- GP7 (Environmental Protection and Public Health)
- GP2 (General Amenities)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS

6. CONSULTATION RESPONSES

6.1 None

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16.05.2025, Site Notice was put up on 23.05.2025.

7.1 NEIGHBOURS: 1no neighbour was consulted, and no response was received.

8. ASSESSMENT

8.1 Visual Amenity

8.1.1 The proposed extension is at the side elevation of the dwellinghouse and will be visible from the frontage of the house. Currently there is a lean to side extension that spans part of the side elevation and the proposal will now extend along the complete depth of the side elevation.

8.1.2 The main dwellinghouse has a hipped 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. The front elevation of the extension will have no openings but in this context it is not harmful.

8.1.3 The proposed external walls of the side extension are proposed to be render painted along with the existing walls to K render. This is therefore in line with the SPG.

8.1.4 The proposed extensions are appropriate to the main dwellinghouse as they leave adequate garden space and do not affect the visual amenity of the dwellinghouse from a public vantage point, reducing any overbearing effect.

8.2 Residential Amenity

8.2.1 The side extension does not face a building or relevant structure It is not adjacent to a neighbouring property and therefore, the proposal would not cause demonstrable loss of light. The neighbouring land is open space and the proposal includes a side walkway between the extension and the intervening boundary. The proposal will not appear unduly dominant and intervening boundary fencing will largely screen it from public views at the side.

8.2.2 A 2no pane window is proposed on the rear elevation, this will look out onto the rear garden and therefore will not cause a loss in privacy to any neighbouring properties. On the side elevation, 2no windows and a door are proposed and a rooflight. These will look over the green space at the side elevation of the property and will not look into any protected windows and therefore will not cause any loss of privacy. These are acceptable and in line with the SPG.

8.2.3 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. The proposal suggests pollinator plants in the front garden and potted dwarf trees for the rear patio areas which would sufficiently address the importance of biodiversity.

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 side extension does not cause a loss of residential or visual amenity. The size and form are acceptable. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Existing and Proposed Plans and Elevations received 25.06.2025
- Site Plan received 12.05.2025

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 ECOLOGICAL ENHANCEMENT CONDITION

Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter

be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing and Proposed Plans and Elevations received 25.06.2025
- Site Plan received 12.05.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP7 and CE3 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.