

Delegated Decision Report

Application No:	25/0359	Statutory Period Expires:	14th July 2025
------------------------	----------------	----------------------------------	-----------------------

Site:	508 Malpas Road Newport South Wales NP20 6NB		
Proposal:	DEMOLISH EXISTING CONSERVATORY AND GARAGE, SHOWER/WC AND BUILD NEW SINGLE STOREY FLAT ROOF REAR EXTENSION		
Applicant:	D Smith		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 508 Malpas Road is a 2no storey semi-detached property with an existing rear extension and detached garage. The existing rear conservatory measures 2.3m in depth, 4.6m in width, 2.3m to the eaves, 2.4m to the fascia and 3.3m to the ridge. Garages on Malpas Road are generally detached and set beyond the side and rear elevation of the main dwellinghouses. Rear extensions on properties of Malpas Road are generally flat roofed and single storey.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing garage and rear conservatory and erect a rear extension. This will measure 6.4m in width, 5.3m in depth, 2.9m to the eaves and 3.3m to the top of the flat roof. Information for materials has not been submitted. 2no casement windows are proposed on the rear elevation as well as a bifold door.

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)
- 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 20.05.2025, Site Notice was put up on 23.05.2025

7.1 NEIGHBOURS: 11no neighbours were consulted and no response was received.

8. ASSESSMENT

8.1 Visual Amenity (GP6)

8.1.1 The main dwellinghouse has a hipped roof form. The proposed single storey rear extension has a flat roof; however the extension will not be visible from a public vantage point and therefore does not affect the roof form across the frontage of the house. This would therefore be in line with the SPG.

8.1.2 The external materials of the proposed rear extension have not been submitted but these can be secured by condition.

8.1.3 The proposed extension is of an acceptable size. There is adequate garden space left and while the development spans the width of the dwellinghouse, it is appropriate to the host dwelling. It is not unduly dominant or excessive in size. It is separated from 510 by the retained garage at site and the closest neighbour at the rear is located sufficient distance away so as to be unaffected.

8.2 Residential Amenity (GP2)

8.2.1 The rear extension does not face a building or relevant structure and therefore, the 45° test is required. The neighbouring property has a ground floor window on the rear elevation and the extension would project beyond the existing protected windows. For the plan view test, a notional line was drawn at 45° from the centre of the affected window. The proposed extension will not project beyond this line. For the elevation view test, a notional line was drawn from the centre of the protected window at 45°. An extension which fails both tests could be deemed unacceptable. The extension failed the plan test and passed the elevation test. While its presence will be felt in the neighbouring garden at no 506 due to the significant depth, it is not considered to be unduly dominant in height and will not restrict daylight to the ground floor window at no 506. The site is located north of the affected neighbour window and consequently it will not give rise to overshadowing. As such, it does not demonstrably and adversely affect the neighbouring property by means of a loss of day and sunlight.

8.2.2 The rear elevation is acceptable in this regard. There are two 2no pane window proposed on the rear elevation of the rear extension and a bifold door. These look over the applicant's garden and therefore do not harm any neighbouring property in terms of privacy.

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. This can be secured by 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 rear extension is acceptable in terms of residential and visual amenity. While it is large in depth, it will not cause a loss of daylight to the neighbouring properties or give rise to an unneighbourly or overbearing effect.

11. **DECISION**

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Existing and Proposed Elevations and Plans 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 MATERIALS CONDITION

The external surfaces of the extension hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 WINDOW CONDITION

No window or door openings shall be formed in the side elevations of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy of adjoining residents.

04 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 Elevations and Plans received 12.05.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 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.