

Delegated Decision Report

Application No:	25/0879	Statutory Period Expires:	10th December 2025
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Site:	24 Redbrook Road Newport NP20 5AA		
Proposal:	REMOVAL OF EXISTING CONSERVATORY AND DETACHED GARAGE DOWN TO SLAB LEVEL AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION, RAISED DECKING AND DETACHED GARDEN OFFICE		
Applicant:	F Reynolds		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located in the Allt-yr-Yn ward, on Redbrook Road a residential street within the defined settlement boundary. A defining feature of the street is the decline in land levels along Redbrook Road, resulting in houses being positioned at varying elevations.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal involves the removal of the existing conservatory and detached garage, to facilitate the construction of a single-storey rear extension, a detached garden office, and a raised decking area. The rear extension will measure 5.95m in depth, 6.5m in width, and 2.7m in height. The extension will be used as a kitchen and pantry and externally be finished with rendered side elevations and a timber boarding rear elevation.

3.2 The proposed detached garden office will measure 4m in width, 2.22m in depth and have a maximum height of 2.8m. Externally, the proposed development will be finished with timber boarding. As well as this, the application is seeking consent for the construction of raised decking in the rear garden. The decking will be split into two sections, the upper and lower.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
05/1606	ERECTION OF A CONSERVATORY	APP	31.01.2006

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. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.2 Local Highways Authority:

The proposals retain appropriate levels of parking and access to the rear for bin/bike storage. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 17.10.25

7.1 NEIGHBOURS: No comments

7.2 COUNCILLORS: No comments

7.3 COMMUNITY COUNCIL: No comments

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

Extension

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser important elevations of properties, and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension will consist of a flat roof and therefore contrary to the host dwelling's roof form, it is positioned to the rear and out of public sight and as such, is not deemed unacceptable. Furthermore, even though the external finish of the extension is to be timber boarding on the rear elevation, which does not match the existing dwelling, both side elevations are to be painted textured render and therefore will match the existing dwelling. Furthermore, the development will not be visible from the public realm, accordingly, the proposed extension is considered to be in accordance with policy GP6.

Detached Garden Office

8.2.2 The subject of the application is the erection of a detached garden office at the rear garden

of the dwelling. As a result, of its scale and siting, the development would only be partially visible from the public realm and therefore, any visual impact is not considered to prejudice the character and amenity of the area. The external finish of the outbuildings front and side elevations are to be timber boarding while the rear elevation is to be painted textured render.

Raised Decking

- 8.2.3 Furthermore, the proposed decking will also be positioned in the rear garden of the dwelling. Therefore, it will not be visible from the public realm and as a result, offers no implications towards visual amenity and character of the area. The scale, form and finish of the patio is considered to be acceptable

8.3 **Residential Amenity:** *Extension*

- 8.3.1 The proposed development would result in an enlargement of the existing footprint or built form and includes two proposed UPVC windows. However, the proposed side window is situated in the same location as the side window that formed part of the previous conservatory. As a result, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties due to the previous. Furthermore, the extension is proposed with a limited scale and height, therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. It is also noted that one of the immediate neighbouring dwellings benefit from a single storey rear extension and therefore an impact felt as a result of the proposed development would be lessened further as a result.

Detached Garden Office

- 8.3.2 The development is proposed with a max height of 2.8m and while side windows are proposed, it will not result in any greater impact than the existing rear garden with regards to overlooking and the development would not prejudice the living conditions of the neighbouring occupier to an unacceptable degree.
- 8.3.3 The proposed development is consequently considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact.

Raised Decking

- 8.3.4 The SPG states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable.' The proposed patio will be split into two different sectors; the upper deck will have a maximum depth from the proposed extension of 2.46m and a width of 7.46m. Whereas, the lower deck will have a depth of 3.1m and a width of 8m. The upper deck will have a maximum height of 1.3m but because of the neighbouring dwellings development having a height of 2.5m above the proposed decking, there is no disruption to the natural light, perceived space or privacy of neighbouring properties and is deemed acceptable

8.4 **Biodiversity:**

- 8.4.1 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. In this case a bird box has been proposed, this is considered to be appropriate when considering the scale and context of the development.
- 8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

8.5 **Highways:**

- 8.5.1 The Highway officer was consulted on the application but had no objections as the proposal would retail appropriate levels of parking and access to the rear for bin/bike storage. As a

result, the proposed development is therefore considered acceptable

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 rear extension and outbuilding are deemed acceptable, as it does not result in any significant loss of light or overbearing impact. Similarly, the raised patio in the rear garden is acceptable, with no notable overbearing effects or loss of privacy. The development has been thoroughly assessed against relevant local and national planning policies and found to be compliant. It is considered sympathetic to the character and appearance of the host property and would not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. DECISION

Approve subject to the following conditions:

1.The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Proposed Floor/Block Plans and Elevations RR24 02.

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

2. The biodiversity enhancement scheme as shown on approved plan: Proposed Floor/Block Plans and Elevations RR24 02. shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Floor/Block Plans and Elevations RR24 02.

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