

Delegated Decision Report

Application No:	26/0408	Statutory Period Expires:	6th August 2026
Site:	26 Harlech Drive Rhiwderin Newport South Wales NP10 8QS		
Proposal:	REMOVAL OF EXISTING DORMER WINDOW AND ERECTION OF A FIRST FLOOR SIDE EXTENSION AND FIRST FLOOR SIDE WINDOW		
Applicant:	S & H Hall		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Previously an application for a first-floor extension including a dormer window was approved over the integral garage under application ref 03/1509.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a 2-storey detached dwelling located on the north side of Harlech Drive, a purpose built residential development within the defined settlement boundary. The property benefits from off street parking consisting of 3 driveway spaces to the front and a private rear amenity space.
- 2.2 The settlement boundary runs along the rear boundary of the site with the land beyond forming countryside with dense vegetation and is designated as a Special Landscape Area (SLA) (West of Rhiwderin). A GII listed building known as Glochwen Farmhouse (Ref 3092) is located to the rear. A small watercourse runs to the rear of the rear boundary of the site and NRW's flood map for planning shows the area to the rear as zone 2 and 3 flood risk and an area to the front of the dwelling as being zone 2.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks consent for the replacement of the existing dormer feature on the front roof plane and its replacement with a first-floor extension. The extension would infill the existing gap with uniform ridge and eaves heights, fenestration arranged to compliment the existing and be finished in materials to match the existing dwelling. A new side window is proposed to be inserted however would be obscurely glazed and no-opening to a height of 1.8M.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
03/1509	ERECTION OF A FIRST FLOOR EXTENSION AND DORMER WINDOW	GRANTED WITH CONDITIONS	05.12.2003
16/1019	PART RETENTION, PART COMPLETION OF RAISED DECKING PLATFORM AND ERECTION OF RAILINGS	GRANTED WITH CONDITIONS	01.12.2016

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 8 – Flooding
- 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)

Strategic Policies

- SP1 Sustainability
- SP3 Flood Risk
- SP4 Water Resources
- SP8 Special Landscape Areas
- SP9 Conservation of the Natural, Historic and Built Environment

General Policies

- GP2 General Development Principles – General Amenity
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design

- GP7 General Development Principles – Environmental Protection and Public Health
- T4 Parking

5.4 Supplementary Planning Guidance

- House extensions and domestic outbuildings
- Parking standards
- Trees, woodland, hedgerows and development sites

6. CONSULTATION RESPONSES

6.1 Community Council: No objection.

6.2 Local Highways Authority: No objection. We are unable to find a plan showing bedroom numbers, but it appears the house will have four beds. Assuming this is no increase, or an increase from 3 to 4, there are no highway/parking issues. On that basis there are no highway related objections.

6.3 Ecology: No Response.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 16/06/26 and a Site Notice was put up on 19/06/26.

7.1 One representation was received from a neighbouring occupier neither supporting or objecting to the development however raising concern relating to the proposed window in the side elevation regarding privacy/noise.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is a residential development located within the defined settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan (LDP) where there is a presumption in favour of development and the efficient use of land is encouraged, accordingly there is no in principle objection to the proposed development.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 The application site by reason of its siting would be readily visible within the public realm and therefore would impact upon the amenity and character of the area. In this case the proposal would 'round off' the existing dwelling by infilling the space at first floor above the existing built form on the ground floor and would continue the existing roof ridge, eaves and elevations in materials to match the existing. The development would result in a greater impact in respect of massing/visual impact however, is considered to result in an overall acceptable visual impact that would not prejudice the amenity or character of the existing dwelling or wider area. Furthermore, the proposed development would mimic developments carried out on neighbouring dwellings therefore further addition to the rationale that the development is acceptable and in keeping with the character, appearance and pattern of development in the area.

8.2.2 The adopted householder design guide SPG states that 2 storey extensions should be set down from the ridge and elevations set back relative to the existing. It is acknowledged that the proposed development does not incorporate these design features however as previously identified the development is considered to be acceptable avoiding an adverse visual impact that would prejudice the character of the area therefore in this case non-compliance with the adopted guidance would not warrant the refusal of the application.

8.2.3 The settlement boundary runs along the rear boundary of the site with the land beyond identified as Countryside and a Special Land Special Landscape Area (SLA) (West of Rhiwderin). Given the limited scale of the development and the context of the site the proposal is not considered to result in any adverse impact to the special character of the countryside or the SLA.

8.3.1 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the dwelling and the built form being located closer to the immediate neighbouring dwelling. However, as the built form would not extend forward of the neighbouring dwelling it is not considered that there would be any unacceptable impact in terms of loss of light or outlook to the front windows of the neighbouring dwelling. A window is present in the side elevation of the neighbouring dwelling, however the impact arising from the proposed development relative to the existing is not considered to be significant or to warrant the refusal of this application.

8.3.2 A comment has been received from the public consultation relating to the proposed window within the side elevation and the potential impact in relation to noise transfer and loss of privacy. The window is proposed to serve an ensuite and the proposed plans annotated with details to mitigate any impact in terms of loss of privacy, these details are considered to be sufficient as to address any overlooking impact and will be controlled via condition. In terms of noise impact/transfer, no evidence has been provided to support this claim, however the proposal is not considered to result in an intensification of the existing use that would give rise to high levels of noise experienced by the neighbouring occupiers. In this instance the proposal is not considered to adversely impact noise impacts experienced by neighbouring occupiers. Overall the proposal is considered to be acceptable in respect of its impact upon the living conditions of neighbouring occupiers and to conform with the requirements of LDP Policy GP2.

8.4 Movement:

8.4.1 The proposed development will not impact upon the existing parking provision on site nor would it result in a change that would generate additional parking demand. The development would not impact upon the existing access provision therefore no highway or pedestrian safety concerns are raised as a result of the proposed development. The Local Highways Authority were consulted on this application and raise no objection. The proposed development is considered to comply with Policy GP4.

8.5.1 Flooding:

8.5.2 NRW's Flood map for planning shows that the area to the rear of the property is flood zone 2, and the area to the front of the dwelling as being zone 2 for

surface water. As the site is shown to be flood free, is householder development and would not result in an increase to the existing intensification of the use no objection or concern is raised in this regard nor was a need for a FCA identified to support the proposal. As the scale of the development is limited and would not result in the creation of any additional hard surface the proposal is not considered to result in additional surface water runoff.

8.6 Biodiversity:

8.6.1 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. No ecological enhancements are proposed as part of the development and the application is not supported by a GIS, however, given the limited scale and nature of the proposal it is considered that such details can be controlled via condition and submitted for approval at a later date.

8.6.2 The development includes an alteration to a roof, accordingly consideration has been given to European Protected Species. In this instance, the building is in a good state of repair and is therefore considered unlikely to accommodate any EPS. The Council's Ecologist has been consulted on this application however no response has been received. It is therefore assumed that no objection/concern is raised. For completeness a suitably worded informative shall be added to the decision notice.

8.7 Heritage:

8.7.1 There is a Grade II Listed Building (Ref 3092) to the rear of the property. However, due to its distance and presence of mature vegetation in between, there is no intervisibility between the application site and the heritage asset, accordingly no concern is raised in respect of the setting of the Listed Building.

8.8 Response to third parties

8.8.1 The concerns raised by a third party have been addressed within an earlier section of this report and it is considered that the potential impacts can be mitigated to an acceptable level via 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 development is considered to be acceptable and to meet the relevant requirements of both local and national planning policies and is therefore recommended for approval subject to conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

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

- Site Location Plan
- 556-P-02 Proposed Elevations,
- 556-P-03 - Proposed Cross Section,
- 556-P-01A - Proposed Site Layout and Roof Plan

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 window within the side elevation of the development hereby approved and labelled as W1 on proposed plan 556-P-02 shall be fitted with obscure glazing to a minimum of level 4 on the Pilkington Scale of Obscurity and shall be non-opening below 1.8m above the internal finished floor plan and maintained as such for the lifetime of the development.

Reason: To protect the living conditions of neighbouring occupier.

3 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

The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide

an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228