

Delegated Decision Report

Application No:	25/1034	Statutory Period Expires:	23rd January 2026
------------------------	----------------	----------------------------------	--------------------------

Site:	107 Melfort Road Newport NP20 3FS		
Proposal:	SINGLE STOREY SIDE AND REAR EXTENSIONS		
Applicant:	A Taylor		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storeys semi detached dwelling located in the Gaer ward, on Melfort Road a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the construction of a single storey side extension, measuring at 2.1m high to the eaves, 3.6m high to the ridge, 4.7m deep and with a maximum width of 1.1m. The proposed development will replace the existing garage and externally will be constructed with a velux window, a half glazed side door and a finish that matches the existing dwelling. As well as this, the application is proposing a storage area on the side elevation of the property, measuring at, 1.8m in width, 2.09m in depth and a height of 2.1m.

3.2 The application is also seeking consent for the construction of a single storey rear extension. The development will be measured at 5.29m in width, have a maximum depth of 4.6m, 2.1m high to the eaves and 3.5m high to the ridge. Externally the development will have 4 velux windows, a glazed gable and will be finished with materials that match the existing dwelling.

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.

.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

6.1 Local Highways Officer:

The development appears to involve the loss of a garage, but it retains access to the rear where bikes and bins could be stored.

The drive is not long enough to be considered two spaces without blocking the main entrance. As such the site would only have one recognised parking space. To comply with policy there should be one per bedroom. Whilst there is no requirement to add parking unless bedrooms are added, it is contrary to policy to reduce the provision below the requirements of the SPG.

Melfort Rd is a bus route, and the carriageway is circa 8.7m wide. This exceeds the minimum for a bus route significantly and we consider that parking on street is practical.

Based on the above there would be no formal objection raised; however the proposals are not fully compliant with parking policy.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04.12.2025.

7.1 NEIGHBOURS: One comment was received which neither supported nor objected the application. The main theme was regarding the plans.

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;

Side extension:

8.2.1 The subject of the application is a side extension that will be located on the Western elevation of the dwelling, in replacement of the existing garage. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. However, the development is proposed to be set back from the front elevation of the dwelling and will be offset from the common boundary with No. 105. The external finishes are proposed to match the existing dwelling which results in a coherent visual impact. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6

and the adopted Householder Extensions SPG.

Rear extension:

- 8.2.2 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 be appropriate in size to the main building. It is also advised that an extension adopts the roof form of the host dwelling. The development will incorporate an pitched roof and the external finish of the extension is to match the existing dwelling. The proposed extension is therefore considered to be in accordance with policy GP6.

8.3 Residential Amenity:

Side extension:

- 8.3.1 The proposed development would result in an enlargement of the existing footprint or built form. Furthermore, the proposal includes a side door. However, any level of overlooking from this door is deemed to be acceptable due to the set off from the common boundary, and the proposed half glazing, it is considered that a condition can be attached to any planning consent requiring that the window/door be obscurely glazed and maintained as such. As a result, the impact is not considered greater than the existing overlooking.
- 8.3.2 Furthermore, the SPG notes that privacy screen can help reduce overlooking, provided they are large enough to prevent a material loss of privacy yet small enough not to render a structure obtrusive or unsightly. Accordingly, the proposal includes a 1.8m high fence along the side elevation of the dwelling to maintain neighbour privacy. As a result, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact and therefore in accordance with Policy GP2 of the LDP.

Rear extension:

- 8.3.3 The proposed development would result in an enlargement of the existing footprint or built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. 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 noted that multiple dwellings along Melfort Street benefit from a single storey rear extension and therefore any impact felt as a result of the proposed development would be lessened further as a result.

Rear patio:

- 8.3.4 The proposal also includes the restructuring of the patio area in the rear garden, resulting in a differently positioned lower patio and upper patio. The proposal also includes the removal of the tree/shrub and replacement with a planting area. The proposed patio will share similar characteristics to the previous patio and as a result, would not disrupt the natural light, perceived space or privacy of neighbouring properties and is deemed acceptable.

8.4 Highways:

- 8.4.2 The Local Highways Authority (LHA) was consulted on the application and while they stated no formal objection to the development, concerns were raised that the loss of the garage will result in a shortfall of parking for the number of bedrooms and therefore be contrary to policy. However, the size of the garage is 4.7m x 2m and therefore, it is noted that the internal dimensions of the garage do not meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it cannot be counted as a carparking space. Accordingly, the development would not result in a loss of onsite parking provision. As well as this, the application site is within a sustainable location where occupiers are well served by public and active transport options, including public transport links and local facilities. As a result, the proposed development is therefore considered acceptable, in accordance with Policies GP4 and T4.

8.5 Biodiversity:

- 8.5.1 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 bat box has been proposed, this is considered to be appropriate when considering the scale and context of the development.

- 8.5.2 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

8.6 Response to third parties:

- 8.6.1 One comment was received which neither objected nor supported the development, It asked for the proposed plans to be emailed to the individual. However, the plans were readily available online for members of the public to view.

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 and rear extension is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. 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 MR107 SLP, Proposed Floor/Block Plans and Elevations MR107 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 materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.
Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).
3. The biodiversity enhancement scheme as shown on approved plan: Proposed Floor/Block Plans and Elevations MR107 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).
4. The fencing as shown on approved plan Proposed Floor/Block Plans and Elevations MR107 02, shall be installed and maintained in accordance with the approved details and maintained as such in perpetuity.
Reason: To ensure the living conditions of neighbouring occupiers are protected.
5. The side door as shown on approved plan Proposed Floor/Block Plans and Elevations MR107 02, hereby approved shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity and maintained as such for the lifetime of the development.
Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan MR107 SLP, Proposed Floor/Block Plans and Elevations MR107 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.