

Delegated Decision Report

Application No:	26/0482	Statutory Period Expires:	26th August 2026
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Site:	1 Gaudi Walk Rogerstone Newport NP10 0AG		
Proposal:	ALTERATIONS TO SINGLE STOREY EXTENSION		
Applicant:	G Woodfield		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Consent was previously granted for “SINGLE STOREY FRONT AND REAR EXTENSIONS. PARTIAL CONVERSION OF GARAGE AND A PITCHED ROOF OVER GARAGE” under application ref:18/0347. This consent was enacted and is in situ. The current application is seeking consent for alterations to the previously approved scheme.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a two-storey end terraced dwelling located within the Rogerstone North Ward. The dwelling forms part of a residential estate on the southern side of Gaudi Walk. Properties within the estate are served by pedestrian access from Gaudi Walk to the front, with vehicular access and parking provided to the rear via a private access lane. The property benefits from off-street parking on a driveway which will be retained.
- 2.2 To the south of the site lies the Monmouthshire and Brecon Canal (Crumlin) Conservation Area. The canal corridor is also designated as an Accessible Natural Greenspace and a Site of Importance for Nature Conservation (SINC) for Standing Open Water/Disused Linear Waterway, reflecting the ecological value of the waterway and its associated habitats, including those supporting otters.
- 2.3 The application site falls within a small watercourse and surface water flood zone as identified by NRW's Flood Map for Planning.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks planning permission for a front extension and alterations to the existing single-storey garage extension located on the eastern side of the dwelling. The front extension would incorporate the existing porch within the building envelope and facilitate internal reconfiguration to provide a study, bathroom, cloakroom and utility room. The front extension would be finished with a pitched roof form to match the host dwelling, alongside the application of silver-grey cladding. Alterations to the existing side extension include the proposal of a pitched roof incorporating a Velux rooflight, the relocation of an external access door from the side elevation to the rear elevation.

4. RELEVANT SITE HISTORY

18/0347	SINGLE STOREY FRONT AND REAR EXTENSIONS. PARTIAL CONVERSION OF GARAGE AND A PITCHED ROOF OVER GARAGE”.	Granted with Conditions
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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

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

5.5 Technical Advice Notes:

- 15: Development, flooding and coastal erosion
- 24: The Historic Environment

5.6 THE HISTORIC ENVIRONMENT WALES ACT 2023

6. CONSULTATION RESPONSES

- 6.1 Dwr Cymru Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed

development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Please note that it is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on Building Over Sewers available on Welsh Water's website at <https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour and Ward member notification letters were sent on 10/07/2026. No representation received to date.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), where there is a presumption in favour of development and the efficient use of land is encouraged. Therefore, the principle of development is accepted.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The House Extensions and Domestic Outbuildings SPG advises that front extensions are generally unacceptable in principle due to their prominence within the street scene and that only in limited circumstances will such proposals be considered acceptable. In this instance, whilst the proposal constitutes a front extension through the enclosure and incorporation of the existing porch within the building envelope, it would not result in a significant increase in the overall scale, massing or footprint of the dwelling. Furthermore, given the position of the dwelling and the nature of access to the property, the extension would not be highly prominent within the street scene. Whilst the proposal does not strictly accord with the SPG's general presumption against front extensions, it is not considered that the development would result in harm to the character or appearance of the host dwelling or the wider area sufficient to warrant refusal of planning permission.
- 8.2.2 The submitted plans indicate that the proposed front extension and alterations to the existing side extension would largely utilise materials that match those of the existing dwelling. The proposal incorporates limited areas of silver-grey cladding to the front extension, introducing a contemporary design feature. Whilst cladding is not currently present on the host dwelling or neighbouring properties, it would be confined to a relatively small area of the development. Given its limited extent, together with the variety of materials evident within the surrounding area, the cladding is not considered to appear incongruous or result in harm to the character and appearance of the street scene. The proposal would also replace the existing flat-roofed elements with modest pitched roof forms to the front and side extensions. These roof alterations are considered proportionate and sympathetic to the scale and design of the host dwelling and would not result in an overbearing, dominant or visually intrusive form of development.
- 8.2.3 Overall, the proposal would preserve the character and appearance of the host dwelling and the surrounding area and would not result in an unduly prominent or visually intrusive form of development. As such, the proposal is considered acceptable in visual amenity terms and accords with the design objectives of Policy GP2 of the Newport Local Development Plan. Whilst the proposal represents a departure from the SPG's general guidance in relation to front extensions, no unacceptable visual harm has been identified, and the development is therefore considered acceptable.

8.2.4 The application site is outside of but within relatively close proximity to the Monmouthshire & Brecon Canal Conservation Area, therefore, for completeness the proposed development has been considered in respect of its impact upon the CA and its setting. In this case given the limited scale of the development proposed and its relationship with limited visibility and intervening built form it is not considered that the development would have any adverse impact upon the CA or its setting. In accordance with the requirements of TAN 24 and The Historic Environment (Wales) Act 2023 the application has been considered against the preserve or enhance tests, in this case the development is considered to have a neutral impact and therefore meets the preserve element of the test.

8.3 Residential Amenity:

8.3.1 The proposed development comprises alterations to an existing single-storey side extension and incorporation of the porch into the main dwellinghouse and would therefore not result in any significant increase in the overall scale, height or footprint of the existing development. As such, the proposal would not introduce a materially greater built form than that currently present on the site. Given the limited nature of the works, the proposal would not result in an unacceptable loss of light, outlook or an overbearing impact on neighbouring residential properties. Furthermore, owing to the corner plot position of the dwelling, the alterations are located on the side of the property adjacent to the highway rather than in close proximity to neighbouring dwellings, thereby further reducing the potential for adverse impacts on residential amenity.

8.3.2 The proposal includes the installation of a rooflight within the rear roof slope of the existing extension. Having regard to the corner plot position of the dwelling, the orientation of the proposed openings and the single-storey scale of the development, it is not considered that the proposal would result in unacceptable overlooking, loss of privacy or any adverse perception of overlooking to neighbouring occupiers. The proposed rooflight is positioned within the rear roof slope and would not afford direct views towards neighbouring properties. Accordingly, the development would not have an unacceptable impact on the living conditions of surrounding occupiers and is considered to accord with Policy GP2 of the Newport Local Development Plan.

8.4 Biodiversity:

8.4.1 Policy 9 of Future Wales states that development proposals should secure the maintenance and enhancement of biodiversity and build ecosystem resilience, whilst Policy GP5 of the Newport Local Development Plan expects proposals to maintain, protect and enhance ecological features and networks. The proposal relates to modest alterations to an existing residential property and is not considered likely to adversely affect any ecological features or habitats.

8.4.2 Whilst the site lies in a close proximity to the Monmouthshire and Brecon Canal (Crumlin), which is designated as both Accessible Natural Greenspace and a Site of Importance for Nature Conservation (SINC), the proposed works are small-scale in nature, confined to the existing residential curtilage and located well away from the designated area. As such, the development would not impact upon the features for which the SINC is designated, nor would it adversely affect its ecological function, integrity or value as an area of informal open space.

8.4.3 In support of biodiversity enhancement, the applicant has proposed the installation of two bird boxes. Having regard to the scale and nature of the development, this measure is considered reasonable and proportionate and would provide a net benefit

for biodiversity. Accordingly, the proposal is considered to comply with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan.

8.5 Flooding

8.5.1 NRW's Flood Maps for Planning identify the application site to be located partly within a small watercourse and surface water flood zone. Given the nature of the development a Flood Consequences Assessment has not been provided nor has one been sought to support the proposed development. No conflict with the requirements of TAN15 has been identified in the assessment of this application.

8.5.2 DCWW have been consulted on this application and raise no objection subject to conditions. In this instance the condition as requested relates to a matter covered by legislation separate to the Town & Country Planning Act, therefore will not be carried through to any planning consent.

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 alterations to the existing single-storey side extension are considered to be acceptable and to meet the relevant requirements of both local and national planning policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations, Site Location Plan, Site Plans

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 The biodiversity enhancement measures, comprising the installation of two bird boxes, shall be implemented prior to the first occupation of the extension hereby approved and shall retained thereafter.

Reason: To secure a biodiversity enhancement in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

02 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.