

Delegated Decision Report

Application No:	26/0548	Statutory Expires:	Period	18th September 2026
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Site:	28 Caerphilly Close Rhiwderin Newport NP10 8RF		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION, PROPOSED NEW GARAGE AND NEW ROOF STRUCTURE, INCLUDING HIPPED TO GABLE END ROOF EXTENSION, TO ACCOMMODATE 2NO NEW LOFT BEDROOMS		
Applicant:	S Lane		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND:

- 1.1 The description of the development has been amended during the course of the application to more fully describe the alterations to the roof. Amended plans have also been submitted to include biodiversity enhancement measures, however the scale, design and detailing of the extensions themselves have not been altered.

2. SITE LOCATION AND CONTEXT:

- 2.1 The application site consists of a rectangular plot of land containing a detached bungalow and garage located within the Graig ward of Newport. The Newport Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP) identifies the site as being within the defined urban boundary. The site is not subject to any Proposals on the LDP Proposals Map, nor any Constraints on the LDP Constraints Map.
- 2.2 It is noted that the neighbouring property to the east (30 Caerphilly Close) contains an oak tree in its rear garden which is protected by Tree Preservation Order Number 1/79.

3. DESCRIPTION OF DEVELOPMENT:

- 3.1 This application seeks full planning permission for a proposed single storey rear extension, new garage and new roof structure which would involve a hip to gable end roof extension and would accommodate two additional bedrooms within the loft space.
- 3.2 From the front elevation of the property, changes to the dwelling would relate to the roof space only, with the existing hipped roof altered to create a gable end roof structure over the main part of the existing bungalow. The two front dormer windows would remain as existing, with the new roof structure forming a peak centrally to them. The new roof structure to the rear of the property would extend approximately 9.3 metres in depth and would allow for the creation of additional accommodation at first floor level, this being two bedrooms, a bathroom and dressing and storage areas.
- 3.3 The submitted plans show that the rear extension would measure a maximum depth of approximately 4.2 metres from the rear of the existing bungalow. It would extend across the entire width of the rear of the dwelling and form a physical link to a new storage building which would replace the existing garage. This building would be sited adjacent to the shared boundary and would measure approximately 6.7 metres in length, 3.49 metres in width and 2.7 metres in height to the eaves.
- 3.4 External materials proposed include render and brick elevations under a tiled roof, with white UPVC fenestration, fascias, soffits and rainwater goods.

4. RELEVANT SITE HISTORY:

Application Number:	Proposal:	Decision:	Decision Date:
21/0593	RETROSPECTIVE APPLICATION FOR THE RETENTION OF RAISED DECKING TO THE REAR OF THE PROPERTY, INCLUDING	Refused	04/03/2022

	BALCONY AREA, STEPS AND OTHER ASSOCIATED WORKS		
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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 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.

Technical Advice Note (TAN) 10: Tree Preservation Orders

5.3 Newport Local Development Plan (2011 – 2026) (Adopted January 2015):

- SP9 (Conservation of the Natural, Historic and Built Environment)
- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- T4 (Parking)

5.4 Supplementary Planning Guidance

- House Extensions and Domestic Outbuildings SPG (Adopted January 2020)
- Parking Standards SPG (adopted August 2015)
- Wildlife and Development SPG (Adopted December 2025)
- Trees, Woodland, Hedgerows and Development Sites SPG (Adopted January 2017)

6. CONSULTATION RESPONSES:

6.1 Local Highways Authority: No objection. Parking and access to the rear appear to be retained. There are no requirements for additional parking and no highway related objections.

6.2 Ecology Officer: No response received.

7. PUBLIC REPRESENTATIONS:

7.1 NEIGHBOURS: Neighbour notification letters were sent on 23rd July 2026 and a Site Notice was displayed on 31st July 2026. No responses were received.

7.2 GRAIG COMMUNITY COUNCIL: No objections.

8. ASSESSMENT:

8.1 Principle of Development:

8.1.1 The application relates to development associated with an existing residential dwelling. There are no objections in principle to the development.

8.2 Visual Amenity/Character and Appearance:

8.2.1 Whilst the existing bungalow is set back from the highway, the application site consists of an open frontage which allows for unobscured views of the dwelling from the public realm. It is noted that the majority of the changes proposed would be contained to the rear of the existing

bungalow, however some of the changes, particularly the alterations to the roof would be visible from the front of the site.

8.2.2 The local area is characterised by a mixture of housing styles, with many having undergone alterations and extensions. It is considered that the proposals would be in keeping with the surrounding locality and would not appear out of place within the context of the area. Furthermore, the application site is capable of accommodating the proposals, without it appearing cramped or overdeveloped and the materials proposed are considered typical of this type of development and acceptable.

8.2.3 Based on the above, it is considered that the development would be in accordance with Policy G6 of the NLDP (2011 – 2025).

8.3 **Residential Amenity:**

8.3.1 The application site is bound on either side by residential dwellings. The Council's House Extension and Domestic Outbuildings SPG indicates that extensions should not substantially reduce the light, privacy or perceived space in neighbours' habitable rooms and back gardens, whilst also retaining adequate amenity space and off-street parking.

8.3.2 In terms of natural light, it is noted that the overall height of the rear portion of the bungalow would increase, however the extensions would not project any deeper into the site than the existing conservatory. In addition, the proposed extensions to the bungalow would be set off the side boundaries of the site. Due to these factors, it is not considered that the proposals would result in a significant loss of light to neighbouring dwellings. The Council's House Extension and Domestic Outbuildings SPG sets out two 45° tests for natural light. The Plan-View 45° test is performed by drawing two notional lines at 45° angles from the centre of a protected window. The second test for natural light is the Elevation-View 45° test. For this test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. It is considered that the proposed development would have an acceptable impact upon neighbouring properties in relation to these tests.

8.3.3 In terms of outlook, it is noted that the neighbouring property (No.26) contains a dormer window at first floor level which directly faces the application site. As the proposal involves the creation of a higher roof line to the rear of the bungalow, there would be some impact in relation to outlook from the existing dormer window. It is however considered that views from this window are already over the application site and it is not considered that the introduction of a higher roofline would result in such poor outlook from this dormer window as to warrant the refusal of the proposal.

8.3.4 In terms of privacy, the development would not involve the introduction of any first floor side facing windows. It is noted that rooflights are proposed on the roof planes of the proposed extension, however it is not considered that direct overlooking would arise from them. In addition, three ground floor side facing windows which would serve the living room and a bedroom are proposed. Although the new windows would afford some views into the neighbouring properties, this is not uncommon within a residential location, whereby a mutual level of overlooking is usually present. An example in this particular location is the presence of first floor side facing dormer windows on the adjacent property (No.26). As such, it is not considered that the level of overlooking arising from the proposed development would be out of character with the existing built form/relationship of properties in this area or be significantly greater than the existing. Therefore it is concluded that the development would not result in significant harm in this regard. Notwithstanding this, it is considered necessary to remove permitted development rights in relation to alterations to the roof to ensure no dormer windows or other alterations are forthcoming without first obtaining planning permission, in order to prevent direct intervisibility between neighbours and protect their living conditions.

8.3.5 The garage/storage building would be sited adjacent to No. 26 Caerphilly Close. There is already built form immediately adjacent to this boundary, however it is of smaller scale. Notwithstanding this, it is not considered that the proposed increase in the scale of built form in this location would result in additional significant harm. Furthermore, given that this aspect of the development would be set off the boundary by approximately 600 mm, it is considered

that any harm would be minimised and would not prejudice the living conditions of neighbouring occupiers to an unacceptable level.

8.3.6 It is noted that no objections have been received from adjoining neighbours as a result of the public consultation process. It is therefore assumed that there are no objections from neighbouring occupiers to the proposed development.

8.3.7 In terms of the application site itself, it is considered that adequate amenity space would remain undeveloped within the plot to serve the host property. In addition, the site would retain adequate off road car parking space to the front. In terms of residential amenity, the proposal is regarded as being in accordance with Policy GP2 of the NLDP (2011 – 2026).

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.

8.4.2 A Green Infrastructure Statement has been submitted during the course of the application which details that the extension avoids any damage to biodiversity and accords with the stepwise approach set out in the published advice. The footprint of the extension would be sited on land which is previously developed and currently forms part of the existing dwelling, as well as areas of hard landscaping. The proposal would seek to provide biodiversity enhancement through the inclusion of a bird nesting box along with additional landscaping. This is considered proportionate to the nature and scale of the development.

8.4.3 In terms of protected species, no response has been received from the Council's Ecology Officer. As the proposals involve alterations to the roof, an informative can be added to remind the Applicant of their responsibilities with regards to bats and their roosts. Overall, it is considered that the proposal is compliant with the aims of Policy GP5 of the NLDP 2011 – 2026 (Adopted January 2015).

8.5 Trees:

8.5.1 The neighbouring property, 30 Caerphilly Close, contains an Oak tree which is protected by a Tree Preservation Order (TPO). Given the separation distance between the tree and the proposed development, it is not considered that the proposal would result in harm to the health or vitality of the tree. This is because the development site is located clear of the root protection zone and as the development would not interfere with the tree canopy it is not expected that the development would give rise to future complaint resulting in a want for unnecessary works to the tree.

8.5.2 As the tree is a sufficient distance from the application site and located on land outside of the Applicant's control it is not considered necessary to attach any conditions to protect the tree during the construction phase, however a suitably worded informative making the developer aware of the British Standards will be attached to any Decision Notice.

8.6 Car Parking and Highway Safety:

8.6.1 The application site sits within Parking Zone 4 of the Parking Standards SPG, which for this property, requires a maximum of 3 on-site parking spaces. The proposed would not adversely impact upon car parking provision within the confines of the site.

8.6.2 The Council's Highways Department have been consulted on the proposal and have raised no objection to the scheme. It is not considered that the proposal would adversely impact upon car parking provision or highway safety.

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 principle of the proposal is regarded as acceptable, as is the impact of the development on the amenities of neighbouring and future occupiers and on the character and appearance of the local area.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

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

Site Location Plan

Ground Floor Plan as Proposed (Drawing No. (23) 200)

First Floor Plan and Roof Plan as Proposed (Drawing No. (23) 201 Rev. A)

Front and Side Elevations as Proposed (Drawing No. (23) 210 Rev. A)

Rear and Side Elevations as Proposed (Drawing No. (23) 211)

Green Infrastructure Statement

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 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 interests 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).
3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), or any order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1, Class B (the enlargement of a dwellinghouse consisting of an addition or alteration to its roof) or Class C (any other alteration to the roof of a dwellinghouse) shall be carried out without the prior express grant of planning permission from the Local Planning Authority.
Reason: In the interests of residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

- 01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 and T4 were relevant to the determination of this application.
- 02 The House Extensions and Domestic Outbuildings SPG (Adopted January 2020) and Newport City Council's Parking Standards SPG (Adopted August 2015) is 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.
- 04 The applicant's attention is drawn to British Standard BS 5837:2012 (*Trees in relation to design, demolition and construction – Recommendations*). All development works, including demolition, site clearance, and construction of the approved development, should be conducted in accordance with this standard to avoid long-term damage to retained trees adjacent to the site.
- 05 Bats often roost in houses and other buildings and trees, and work on these buildings/trees 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/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.
 - a. 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.
 - b. 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.
 - c. 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.
 - d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000

- e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228.