

Delegated Decision Report

Application No:	25/0184	Statutory Period Expires:	6th May 2025
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Site:	84 Anthony Drive Caerleon Newport NP18 3DX		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION AND NEW PITCHED ROOF TO EXISTING GARAGE		
Applicant:	A Faulkner		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 84 Anthony Drive is a detached bungalow in the Caerleon ward with a front driveway and attached garage. The property retains a gable roof form. Other properties on Anthony Drive are 2no storey and retain a mix of front facing gable features and pitched roofs. A majority of the properties retain attached garages with flat roof forms. There are few properties on Anthony Drive that display rear extensions, most of which are conservatories obstructed from public view.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey rear extension with two lantern lights and a pitched roof onto the existing flat roof garage. The extension will measure 3.9m in depth, 10.8m in width, 2.3m to the eaves, 2.6m to the top of the flat roof and 3.1m with the added lanterns. The roof form will be flat, and the garage will be changed to a gable roof form. The roof tiles and K cream render on the external walls will match the main dwellinghouse.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
15/0073	PROPOSED ATTIC CONVERSION WITH 2NO. DORMERS, ONE AT FRONT AND ONE AT REAR	R	15.04.2015
16/0573	CERTIFICATE OF LAWFULNESS FOR PROPOSED ROOF CONVERSION AND ROOF EXTENSION TO REAR	G	28.07.2016

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 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)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 DWR CYMRU – Welsh Water:

The proposed development site is crossed by a 150mm public foul sewer. No operational development is to take place or SuDS features installed within 3 metres either side of the centreline of the sewer. We request that prior to commencing any operational development the location of this asset is determined. If operational development is likely to take place within 3 metres either side of this sewer please stop works and contact us. The applicant may be able to progress with a build over sewer (BOS) agreement or divert this asset under Section 185 of the Water Industry Act 1991.

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.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.03.2025

7.1 NEIGHBOURS: 5no neighbours sharing a common boundary were consulted and no response was received.

8. ASSESSMENT

8.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity, in order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).'

The existing dwellinghouse has a gable roof form which does not match the flat roof form of the rear extension. However, this is not visible from a public vantage point and therefore, it is not considered harmful to the visual amenity of the street scene.

The garage is proposed to change from a flat roof form to a gable roof form. This matches the main dwellinghouse and is therefore acceptable.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.'

The materials are proposed to match the main dwellinghouse and therefore this is acceptable.

- 8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The 45° test is required where any extension from an existing building line affects a protected window, that is it is required except when the 25° test applies'

The rear extension does not face a building or relevant structure and therefore, the 45° test is required. The neighbouring property has a ground floor window on the rear elevation and the extension would project beyond the existing protected windows. For the plan view test, a notional line was drawn at 45° from the centre of the affected window. The proposed extension will not project beyond this line. For the elevation view test, a notional line was drawn from the centre of the protected window at 45°. An extension which fails both tests could be deemed unacceptable. The extension passed the plan test and passed the elevation test and as such, does not adversely affect the neighbouring property by means of a loss of daylight and overbearing effect. The other neighbour has its rear garden depth separating it from the intervening boundary and the proposed extension. The low level of the extension and flat roof form will be seen behind the existing garden fence and will not appear overbearing over and above the existing situation. The proposed garage roof will be alongside the neighbour's elevated garage wall which stands significantly above the applicant garage level. The addition of the pitched roof in this context is acceptable and will have no adverse impact on the neighbour.

- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In order to preserve residents' privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Windows in an extension must therefore be positioned carefully.'

The rear extension is acceptable in this regard. A vertical 5no pane bifold door and single door are proposed on the rear elevation and 2no rooflights are proposed on the flat roof. The bifold door looks over the applicant's garden. There are no impacts on privacy of neighbouring properties.

- 8.5 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The size and form of every extension should be appropriate to the main building and the space around it'

The rear extension would not be visible from any public vantage points. An adequate garden space would be maintained.

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 would be acceptable. The proposed pitched roof form to the garage is also acceptable. Planning permission is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Sewer Plan – PLA0086220
- 25-2268-DWG-03A – Existing/Proposed Floor/Roof/Site Plan and Elevations
- 25-2268-dwg-01 – Site Location 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.

02 ROOF USE

() At no time shall the flat roof of the extension hereby approved be used in any form as an amenity space or sitting out area.

Reason: To protect the privacy of occupiers of adjoining residential properties.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Sewer Plan – PLA0086220
- 25-2268-DWG-03A – Existing/Proposed Floor/Roof/Site Plan and Elevations
- 25-2268-dwg-01 – Site Location Plan

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

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 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 11) 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.