

Delegated Decision Report

Application No:	25/0396	Statutory Period Expires:	18th July 2025
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Site:	37 High Cross Road Rogerstone Newport NP10 9AE		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED HIP TO GABLE CONVERSION AND REAR DORMER		
Applicant:	S White		
Type:	Lawful Development Proposed	Ward:	Rogerstone East
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 37 High Cross Road is a two storey, semi-detached dwelling located in the Rogerstone East ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed for a hip to gable conversion and rear dormer. The proposed dormer roof extension would be sited on the rear roof slope and would measure a depth of 3.46m, a height of 3.08m and a width of 5.68m. The dormer would contain 1no. window and a set of patio doors and a Juliet balcony in the rear elevation.

3.2 The volume of the hip to gable would measure 17.52m³.

4. RELEVANT SITE HISTORY

None.

App Number	Proposal	Decision	Decision Date
04/1949	ERECTION OF CONSERVATORY	GRANTED WITH CONDITIONS	04/02/2005
20/0509	PROPOSED PORCH TO THE FRONT ELEVATION AND CONVERSION OF GARAGE TO HABITABLE PSACE INLCUDING STUDY, KITCHEN AND UTILITY ROOM	GRANTED WITH CONDITIONS	10/09/2025

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.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 This application seeks to confirm, via a lawful development certificate, whether planning permission is required for a hip to gable loft conversion and a flat roof dormer at 37 High Cross Road.

8.2 Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof as follows;

Development not permitted

B.1 Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed works would not exceed the height of the highest part of the roof.

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;

No part of the dwellinghouse would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which—

(i) is comprised in a side elevation of the existing dwellinghouse; and

(ii) is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;

No part of the dwellinghouse would extend beyond the plane of any existing roof slope which is comprised in a side elevation of the existing dwellinghouse and is within 10.5 meters from a highway opposite the side elevation of the dwellinghouse.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house; or

(ii) 50 cubic metres in any other case;

The cubic content of the proposed dormer is 23.96m³ and the cubic content of the proposed hip to gable is 17.52m³. Therefore, the combined volume increase does not exceed the 50 cubic meters allowed.

(e) other than in the case of a hip to gable enlargement, any part of the enlargement would be less than 20 centimetres from the eaves of the existing roof;

The proposed dormer would be 20cm from the eaves of the existing roof.

(f) it would consist of or include—

(i) the construction or provision of a veranda or raised platform ;

The proposed dormer would not include the construction of a veranda or raised platform.

(ii) the construction or provision of a balcony which—

(aa) contains a platform of any description;

(bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; or

The proposed Juliet balcony would project from the dormer by 9.2cm.

(cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or

(iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure; or

(g) the dwellinghouse is on article 1(5) land or within a World Heritage Site.

The dwellinghouse is not on article 1(5) land or within a World Heritage Site.

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 dormer and hip to gable extension accords with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

**11. DECISION
GRANTED**

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2025.477 SK02 - Existing Elevations and Proposed Floor/Loft Plans and Sections, 2025.477 PL01 - Site Location Plan, Existing Elevations, Proposed Floor Plans and Elevations.

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.