

Delegated Decision Report

Application No:	25/0715	Statutory Period Expires:	11th November 2025
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Site:	250 Tregwilym Road Rogerstone Newport NP10 9EQ		
Proposal:	PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION		
Applicant:	G Davies		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2-storey semi-detached dwelling located in the Rogerstone West ward, on Tregwilym Road a residential street within the defined settlement boundary. The property does not have off street parking facilities but benefits from private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks planning permission for the construction of a single storey rear and side extension The extension will measure 3.05m in height, 1.76m in width, and 9.5m in depth. Externally, the development will comprise of a flat roof alongside three rooflights and will incorporate a finish that matches the existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/0004	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED REAR FLAT ROOF DORMERS	G	05.02.2016
15/0834	ERECTION OF FIRST FLOOR REAR EXTENSION	GC	26.10.2015

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. 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

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 02.10.25. No representations have been received.

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:

8.2.1 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 side and 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. However, the proposal is to include a flat roof and while this is contrary to the host dwelling's roof form, it is positioned out of public sight and as such, is not deemed to result in any unacceptable adverse visual impact that would be harmful to the character of the existing dwelling or wider area. Furthermore, 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:

8.3.1 The proposed development would result in an enlargement of the existing footprint/built form however given the limited height of the extension and its position adjacent to an existing 2 storey element it is not considered to result in any unacceptable overbearing impact upon the living conditions of neighbouring occupiers. Although, the proposal includes three sky rooflight, as there are no proposed side windows it is not considered that the extension will alter the existing levels of overlooking currently experienced to the neighbouring properties.

- 8.3.2 The property has a traditional design with a two-storey rear return which impacts upon daylight/outlook from some of the rear windows within the neighbouring dwelling. Additionally, a two-storey extension has previously been erected, further impacting upon daylight/outlook. As a result, the 45 degree tests have been undertaken in relation to the neighbour at no.248 and have failed.

While the development failed at both tests, The proposed development consists of a flat roof single storey extension at a max height of 3.05m, that does not project any further to the rear than the existing 2 storey elements. Accordingly, the proposed development would not result in any greater impact than the existing built form with regards to loss of light / outlook. Additionally, given the limited height of the development it is not considered to result in any unacceptable overbearing impact that would prejudice the living conditions of neighbouring occupiers to an unacceptable degree.

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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 8.4.2 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

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 development has been assessed in accordance with relevant local and national planning policies and is found to be compliant. It is considered to be in keeping with the character and appearance of the host property and would not result in any unacceptable impact on residential amenity. As such, the proposal is recommended for approval, subject to conditions.

11. DECISION

Granted subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan PL01, Proposed site/Roof and Ground Floor Plans PL03, Existing/Proposed Rear Elevations PL04, Existing/Proposed Side Elevations PL05, Existing/Proposed Visuals PL06
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. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan PL01, Proposed site/Roof and

Ground Floor Plans PL03, Existing/Proposed Rear Elevations PL04, Existing/Proposed Side Elevations PL05, Existing/Proposed Visuals PL06

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.