

Delegated Decision Report

Application No:	25/0921	Statutory Period Expires:	31st December 2025
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Site:	<i>Bryn Deri Caerphilly Road Newport South Wales NP10 8LS</i>		
Proposal:	<i>ALTERATIONS AND FIRST FLOOR EXTENSION TO EXISTING ANNEXE</i>		
Applicant:	<i>C Stevens</i>		
Type:	Full	Ward:	Graig
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The previous application 22/0628 permitted the conversion of the existing garage into an annexe. A preceding application also permitted a side extension to the existing dwelling under reference 22/0031.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located in a prominent location adjacent Caerphilly Road and has an existing residential use. The topography of the site results in the dwellinghouse being located on a higher slab level than that of the driveway area. A stepped access leads pedestrians from the driveway to the principle elevation. The annexe is somewhat screened from public view by existing vegetation and it is noted that a new closed boarded timber fence has been erected along the northwestern common boundary.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 First floor extension resulting in an increased roof height and dual pitched roof with front dormer window to provide sleeping space and reorganisation of the ground floor to provide a kitchen, lounge and toilet. Elevational alterations comprise of first floor side elevation windows and installation of patio doors to rear elevation leading to an enclosed rear amenity area.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/0628	CONVERSION OF EXISTING GARAGE INTO ANNEX, WIDENING OF DRIVEWAY AND CREATION OF NEW STEPS	Granted with conditions	20.10.2022
22/0031	FIRST FLOOR SIDE EXTENSION	Granted with conditions	05.05.2022

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

- 5.3 Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 10: Tree Preservation Orders
Technical Advice Note 12: Design

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP9 – Conservation of the Natural, Historic and Built Environment
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- CE1 – Routeways, Corridors and Gateways
- T4 – Parking

5.5 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection
- Wildlife and Development
- Parking Standards
- Trees, woodland, hedgerows and development sites

6. CONSULTATION RESPONSES

6.1 Ecology Officer: As this annexe building was originally granted consent in 1990, it does not fit into any of the criteria in section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' from the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. Therefore, I would not ask for a bat survey on this occasion. I would ask that we attach an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works.

6.2 Landscape Architect: From a landscape character and visual amenity perspective there are no objections.

However, there are currently insufficient hard and soft landscape proposals. To satisfy the above the following information should be submitted for approval:

- An appropriate landscape/planting plan with details to include:
 - o Species
 - o Specification
 - o Size
 - o Spacing
 - o Position
- A hard landscape/materials plan with details to include:
 - o Surfacing
 - o Edging
 - o Boundary treatment
 - o Enclosures
 - o Steps/structures

It is noted that there is an Oak tree Protected by Tree Preservation Order ref. TPO 6/2000 in the adjacent property. There also appears to be within the property on the boundary adjacent to the annex to the east, although it is unclear which is which from Google Maps/Earth or GIS. The tree(s) should be appropriately identified, and protection measures (to BS5837) submitted for approval, and I would refer this case to our tree officers.

Sustainable materials and supplementary planting for landscape character and biodiversity benefits would be favourable. It is recommended that a suitably qualified landscape professional is commissioned to undertake the above requirements

6.3 Highways Officer: No objection, subject to conditions.

It is not clear how the annexe is currently used, but it appears to be usable as residential and would remain as one bedroom. On that basis and assuming a condition to prevent it being a separate residence there would be no objection.

Suggested condition:

The annexe shall only be used in connection with the main house and shall not be sold or rented separately.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 6th November 2025 and a Site Notice was put up on the 14th November 2025.

7.1 NEIGHBOURS: 1no. support (summarised):

- This application as a positive example of ancillary residential development that aligns with national objectives for sustainable, flexible, and inclusive housing.

7.2 Graig Community Council:

Graig Community Council has no objections to this application, but the community council politely asks the city council to consider these questions as part of their decision-making process:

- Is there any intent by the applicant for it to be used as a separate building, not as an ancillary to the main house, contrary to the city council's supplementary planning guidance?
- Is the scale of the development proportionate?
- How will the plans affect the site?
- How will the plans affect the neighbours?

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the site is located within an inherently sustainable location in accordance with Policy SP1.

8.2 Proposed Use

8.2.1 The submitted application form and description of development confirm that the proposed use is to remain ancillary to the main dwelling. It is noted that the previous consent 22/0628 contained a condition ensuring the annexe conversion scheme remained ancillary. Should all other matters be acceptable, the condition would be attached to any new consent.

8.3 Impact Upon Trees

8.3.1 The existing annexe lies near an area protected by Tree Preservation Order TPO – 5/84 which refers to a singular Ash tree and a group of trees comprised of 2no. sycamore and 2no. ash trees.

8.3.2 It is noted that works have occurred in the TPO area; assessment of the planning history for the site does not include any relevant consents for those works. It is considered that some of the trees subject of the TPO remain, near the side elevation of the annexe adjacent the highway, which are of considerable height.

8.3.3 The Landscape Architect has noted the presence of the Tree Preservation Order near the existing annexe and recommends that the trees are identified and protected in accordance with British Standard 5837.

8.3.4 As the proposal seeks to extend vertically, there is potential for the proposed development to affect the canopy of the trees protected by the TPO. Furthermore, should the development be permitted, this would result in additional pressures to prune the protected trees. It is therefore considered that the scheme is not supported by sufficient information to

demonstrate the proposed development would not adversely impact the protected trees contrary to Policy GP5.

- 8.3.5 The access is proposed to be widened further thereby resulting in the loss of hedgerow adjacent the highway. The application is not supported by a Green Infrastructure Statement to establish how this loss will be mitigated or what biodiversity enhancements will be installed. Planning Policy Wales (Ed.12) sets out that development proposals are required to use the Step-Wise approach following the DECCA framework. The application is not supported by any information setting out how the scheme accords with this framework.
- 8.3.6 The access works also appear to involve the erection of a boundary wall as detailed on the proposed site plan, however no elevational details have been provided. Insufficient information has been provided in order to confirm what impact, if any, these works would have on the TPO area.
- 8.3.7 The application is not supported by any tree survey works to overcome the potential harm identified to existing trees contrary to Policy GP5.

8.4 Impact on Amenity

- 8.4.1 The proposal includes the provision of 1no. first floor side elevation window to the relative side elevations. The windows would serve the ensuite and landing area – both non-habitable rooms. Views gained from the windows would be onto Caerphilly Road and toward the host dwelling. Glimpsed views may be possible of the wooded bank associated with the neighbouring property of The Burrows, however this is considered to not result in an adverse impact on upon the residential amenity of any occupant of The Burrows.
- 8.4.2 To the rear elevation, the patio doors would lead onto an enclosed private amenity space and would therefore be screened by the existing closed boarded timber fence. As such, no overlooking would be possible from this vantage point toward The Burrows.
- 8.4.3 The front elevation of the annexe has a separation distance of 16m from the common boundary with Baytree Cottage. The proposed front elevation dormer would not project beyond the principal elevation of the annexe, thereby maintaining the separation distance with Baytree Cottage. Given the separation distance, it is considered that the dormer window would not lead to an unacceptable level of overlooking thereby maintaining residential amenity.
- 8.4.4 The annexe is located in close proximity to the A468 which is a principal transport route through the urban area. The roof alterations proposed would result in a top-heavy appearance and be highly visible to many persons transversing the A468. For this reason, the proposal is considered to be overbearing and detrimental in terms of visual amenity within the wider setting contrary to Policy GP2.
- 8.4.5 The proposed site plan shows that a staircase is proposed to be located close to the common boundary with Baytree Cottage. Despite the absence of any section details, it is considered that given the intervening outbuilding and vegetation, it is considered that this would not result in any additional overlooking over and above that already experienced.

8.5 Impact on the Highway and Parking

- 8.5.1 The proposal includes the widening of the existing access, further exposing the driveway area to the A468. The Highways Officer has raised no objection to the resultant visibility splays, turning area or the size and amount of car parking provided to the dwelling. The widening of the access may be viewed to improve visibility when exiting the site onto the A468. The proposal is considered to not result in an adverse impact on highway safety of levels of off street parking in accordance with Policies GP4 and T4.

8.6 Impact on the Character and Appearance of the Area

- 8.6.1 The area has a verdant character despite it being a strategic route, interspersed with different forms of boundary treatment adjacent the highway. Residential dwellings are typically set back within their relative plots; where outbuildings lie forward of the principal elevation these and subservient to the host dwellings.

- 8.6.2 The existing annexe has a total height of 4m, the proposed alterations would have a resultant height of 7.2m and roof design change from hipped to dual pitched and introduction of a dormer. The resultant development would be highly prominent adjacent the A468 and represent as an alien feature lacking integration with the prevailing character. Therefore, the roof extension would be an incongruous and contrived addition resulting in significant harm contrary to Policy GP6.

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 application represents as an inappropriate form of development given the design, siting, scale, impact upon protected trees and absence of Green Infrastructure Statement. Therefore, the application is hereby refused.

11. DECISION REFUSED

01 The development by reason of its position, scale, height, and design would result in an unacceptable visual impact that would have an overbearing impact and prejudice the amenity of the wider area which is readily visible adjacent a strategic route contrary to Policies GP2, GP6 and CE1 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the place making objectives contained within Planning Policy Wales 12.

02 Insufficient information has been submitted to demonstrate accordance with the Step-Wise Approach as set out within Planning Policy Wales (Ed.12) and a tree survey to demonstrate that the proposed development would not have an adverse effect on protected trees contrary to the requirements of Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Location plan and Site Plan as Proposed (Drawing ref: PL06)
- Proposed Elevations (Drawing ref: PL05)
- Proposed Elevations (Drawing ref: PL04)
- Proposed Floor Layouts (Drawing ref: PL03)
- Elevations Existing (Drawing ref: PL02)
- Ground Floor Layout and Site Plan as Existing (Drawing ref: PL01)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5, GP6, CE1 and T4 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.