

Delegated Decision Report

Application No:	25/0099	Statutory Period Expires:	7th April 2025
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Site:	46 High Cross Lane Rogerstone Newport NP10 9BG		
Proposal:	PROPOSED FIRST FLOOR FRONT EXTENSION OVER EXISTING GROUND FLOOR TO CREATE LARGER BEDROOM		
Applicant:	A Holland		
Type:	Full	Ward:	Rogerstone East
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The host site has had a previous submission for a front extension and was refused.
24/0691 **PROPOSED FIRST FLOOR FRONT EXTENSION OVER EXISTING GROUND FLOOR TO CREATE LARGER BEDROOM**



Existing Front Elevation



Proposed Front Elevation

01 By reason of its scale, design and location the proposed first floor extension represents an inappropriate and unsympathetic addition to the host property detrimental to the appearance of the dwelling and the visual amenity of the wider area. This is contrary to policies GP2 ii and GP6 i and iv Newport Local Development Plan 2011-2026 (January 2015) and the Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is a detached, 2 storey dwelling located within the Rogerstone East ward. The dwelling is set within a relatively large plot on High Cross Lane, a residential street within the settlement boundary. The dwelling has a hipped roof with a front gable feature to the centre and an existing single storey lean-to front projection contained to side of the centre gable.
- 2.2 With regard to the surrounding area, High Cross Lane comprises of a variety of properties, with varying architectural styles.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal is to construct a first floor extension, which would infill between the front central gable feature and the north east side of the dwelling. The extension would serve an enlarged bedroom. The extension is proposed with a flat roof design finished with a coping stone. The total height of the first floor extension above the existing single storey front roof would be 5.9m to the eaves of its flat roof. The depth of the extension would be 2.1m and would be flush with the front gable feature. The plans below illustrate the proposals.



Existing Front Elevation



Proposed Front Elevation

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0691	PROPOSED FIRST FLOOR FRONT EXTENSION OVER EXISTING GROUND FLOOR TO CREATE LARGER BEDROOM	R	31.10.2024

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)

- 5.3.1 Policies GP2 (General Amenity), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- 5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

- 6.1 None.

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: 9no. neighbours were consulted. No comments received.
- 7.2 Rogerstone Community Council: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The proposed development would be incidental to the enjoyment of the dwellinghouse, therefore, the principle of development is accepted. As the proposal has not changed since the previous submission 24/0691, the assessment remains the same and is evaluated below.

8.2 Character and Appearance;

Although the front boundary treatments limit views within the property due to the scale and location of the proposed extension at first floor it would be readily visible within the public realm from a number of vantage points and will therefore impact upon the amenity and character of the area to a significant degree.

- 8.3 The existing dwelling has a hipped roof with a central gable feature. The dwelling is considered to be well-proportioned, coherent and attractive in design. The SPG states that roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity and can result in a harmful visual impact that detracts from the character of the existing dwelling and wider area. The proposed extension is to have a flat roof, which would sit above the eaves of the existing roof. This is considered to be awkward in design, which would disrupt the cohesiveness of the existing dwelling. Further to this, whilst there is limited architectural consistency along the streetscene, a flat roof is not a common feature that is present along High Cross Lane, therefore the proposal would introduce a design element that is uncharacteristic for

the area and would appear incongruous in such a visually prominent position. As illustrated in the plans above, it is noted that there is a single storey front roof, however this is of small scale and does not impact the character of the dwelling significantly given its limited scale.

- 8.4 The House Extension and Domestic Outbuildings SPG explains that side extensions should be set in at least 1m from the side boundary to reduce the impact of an extension on the scale and appearance of a property and wider street scene. The proposed side extension would be over 1m from the side boundary. The SPG also explains that a first-floor side extension should be set back at least 1m from the original front elevation to ensure it is subordinate to the host building. The proposed extension would not be set back and would be flush with the most forward point of the principal elevation. The design and overall bulk of the proposed extension would make it a very dominant addition that would be out of scale with the character and appearance of the host dwelling and street scene. Overall, the proposed extension would appear as an incongruous addition, that's fails to respect the design and proportions of the existing dwelling unbalancing its current attractive symmetry that contributes towards its attractiveness and would have a detrimental impact on the character and appearance of the host dwelling and wider street scene. Given the aforementioned reasons the proposed development is contrary to LDP Policies GP2 ii and GP6 I and iv.

8.5 **Residential Amenity:**

The nearest habitable window, at 44A High Cross Lane, is located approximately 8m away from the proposed extension. As a result of this distance, and the orientation of the proposed extension in relation to the neighbouring property, it is not considered that the proposal would result in a material loss of light or an overbearing impact. It would therefore have an acceptable impact on local residential amenity in accordance with LDP Policy GP2, insofar as it relates to residential amenity.

8.6 **Biodiversity:**

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. The proposals include provision for a bat box and bird box. Also, a hedgehog house and insect box. This is considered acceptable given the scale of the development.

- 8.7 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 Overall, it is noted that no changes have been made to the scheme since previous refusal 24/0691. Given the previous design concerns of an inappropriate and unsympathetic addition to the host property and visual amenity of the wider area, the resubmission has not addressed these issues and therefore, the scheme is refused on the same basis.

11. DECISION

REFUSED

01 By reason of its scale, design and location the proposed first floor extension represents an inappropriate and unsympathetic addition to the host property detrimental to the appearance of the dwelling and the visual amenity of the wider area. This is contrary to policies GP2 ii and GP6 i and iv Newport Local Development Plan 2011-2026 (January 2015) and the Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site location plan; Proposed first floor plans.; Existing ground floor layout; Existing first floor layout; Existing and proposed elevations; Block plans; Biodiversity enhancement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, 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.