

Delegated Decision Report

Application No:	26/0497	Statutory Period Expires:	27th August 2026
------------------------	----------------	----------------------------------	-------------------------

Site:	2A Lily Way Rogerstone Newport NP10 9LG		
Proposal:	LOFT CONVERSION WITH FRONT AND REAR DORMERS		
Applicant:	B Edwards-Bevan		
Type:	Full	Ward:	Rogerstone West
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 This application follows the refusal of a previous scheme for a loft conversion and rear box dormer extension, which was refused under application 26/0245. The application was refused for the following reason:

The development has a significant adverse effect on interests of acknowledged importance, owing to its scale, location and design, the development has an unacceptable adverse impact on the character and appearance of the wider area contrary to Planning Policy Wales 12, Technical Advice Note 12: Design and Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a 2 storey detached dwelling located on Lily Way, a residential street within the Rogerstone West ward. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks permission for a loft conversion incorporating three rear dormers and two front dormers, creating two additional bedrooms and a bathroom within the roof space. The two front dormers would each measure 2.18m in width and 2.18m in height, projecting 2.25m from the roof slope. Both dormers would be set down 0.4m from the ridge. To the rear, the two outer dormers would each measure 2.4m in width, 2.47m in height and project 2.47m from the roof slope. The central dormer would measure 2.64m in width, with all three rear dormers extending to the ridge with no set-down. Each dormer would contain a single window, and all external materials would match the existing roof.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0245	LOFT CONVERSION AND REAR BOX DORMER EXTENSION	Refused	26.05.2026

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

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)

5.3.2 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), 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 **Highways:** No response received.

6.2 **Welsh Water Dwr Cymru:** No comments to make

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 09/07/2026.

7.1 NEIGHBOURS: 4no. neighbours were consulted. 1no. representation was received:

- Concern that the proposed rear dormers remain excessively large and are only marginally smaller than those refused under application 26/0245, resulting in a similarly bulky and overbearing form of development.
- Rear dormers are not considered characteristic of the surrounding estate, where properties generally feature front dormers and rear rooflights only. Approval is considered to risk setting an undesirable precedent.
- The proposed rear-facing dormer windows are considered to result in increased overlooking and a loss of privacy to neighbouring properties and gardens.
- Concern that the scale of the proposed bedroom windows would further exacerbate perceived privacy impacts.
- Objection to the level of detail provided within the submitted plans, with references to elements being determined on site, and concerns regarding inaccuracies within supporting documentation.
- Concern that the increase in the number of bedrooms could result in additional parking demand, exacerbating existing parking and access issues within the development.
- Reference is made to restrictive covenants and original development constraints, with the proposal considered to represent a substantial alteration that is out of keeping with the character of the estate.
- Concern that the proposal could negatively affect neighbouring properties and their future marketability.

7.2 ROGERSTONE COMMUNITY COUNCIL: No response 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.

- 8.1.2 The previous application was refused on the grounds that the proposed dormer would have an unacceptable impact on the character and appearance of the host dwelling and the wider area. However, it is noted that the officer's report for the previous application acknowledged that dormer extensions are a common feature within the locality and, therefore, the principle of introducing a dormer extension at the property is considered acceptable. The assessment of the current proposal therefore centres on whether its design, scale and appearance would result in an acceptable form of development and whether the previous reason for refusal has been addressed.

8.2 **Character and Appearance**

- 8.2.1 Concerns have been raised by a neighbouring resident regarding the design of the proposal and that the revised scheme does not differ significantly from the previously refused application and is not reflective of the prevailing character of development within the area. Whilst the previous application was refused on the basis of scale and its impact on the visual amenity of the area, the officer report does acknowledge that the principle of dormers would be acceptable.
- 8.2.2 It has been viewed by the Planning Officer during a site visit, that there are examples of properties within the surrounding area that incorporate three rear dormers, although these are generally more modest in scale and include a set-down from the ridge. Whilst the absence of a set-down in the current proposal is not ideal and officers requested that the dormers be reduced in size during the course of the application, it is acknowledged this would have resulted in insufficient headroom within the proposed loft accommodation. On balance, although the proposed dormers are larger than some comparable examples in the locality, the development is not considered to result in significant harm to the character and appearance of the dwelling or the wider street scene. Accordingly, the proposal is considered acceptable in design terms.
- 8.2.3 The proposed front dormers are not a common feature within the immediate area. However, there are examples of properties with front dormers, gabled roof projections and similar roof alterations in the wider locality. The front dormers are set down, relatively modest in scale, align with and reflect the existing fenestration within the front elevation and are considered subordinate to the existing roof form. As such, they would not appear overly prominent or dominant within the roof slope and would not detract from the character and appearance of the host dwelling or the wider area. The proposals comply with the aims of policy GP6.
- 8.2.4 Overall, it is considered that the proposals have overcome the previous reason refusal and on balance are considered acceptable.

8.3 **Residential Amenity**

- 8.3.1 The previously submitted scheme included rear-facing French doors with Juliette-style balconies, however, these have since been removed and replaced with three rear dormer windows. The SPG states that, in order to prevent overlooking, perceived overlooking and overbearing impacts, developments should maintain an appropriate separation distance between new high-level protected windows and adjoining rear gardens. In most cases, a rear garden should extend at least 10 metres from the elevation containing the new high-level window to safeguard neighbouring amenity. In this case, the proposed rear dormer windows would be situated approximately 18 metres from the rear garden boundary of the opposite neighbour. Whilst the windows would allow views towards neighbouring gardens, they would be positioned approximately 2.5 metres from the shared boundary with No. 1 Lily Way and there are existing first floor windows in this elevation in any way, with the proposed windows elevated but no closer. Given the separation distances achieved and the nature of the proposed openings serving habitable rooms, the proposal is not considered to result in an unacceptable level of overlooking, nor is it considered to have an overbearing impact or cause a significant loss of outlook or light to neighbouring occupiers. The proposed dormers are therefore considered acceptable in terms of residential amenity.

8.4 **Highways**

- 8.4.1 As with the previous application, the proposal is not anticipated to give rise to any highway safety or parking implications. The development relates to the conversion of the existing roof

space and does not require the provision of additional parking spaces beyond the existing arrangement. Concerns have been raised by a neighbouring resident regarding existing parking pressures within the development and the potential for increased parking demand arising from the additional bedrooms. Whilst it is acknowledged that the current parking arrangements may not be ideal, no evidence has been provided to demonstrate that the proposal would result in a significant or unacceptable impact on highway safety or parking provision. Accordingly, the proposal is considered acceptable in this regard.

8.5 Biodiversity

8.5.1 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 a Schwegler Nest box, Bug hotel and native wildflower and pollinator planting has been proposed, this is considered to be appropriate when considering the scale and context of the development.

8.5.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure statement proposes landscaping as an additional enhancement of biodiversity and is considered to be appropriately relative to the scale of the development.

8.6 Third Party responses:

8.6.1 1no. neighbouring comment was received in relation to the application, citing concerns of the design and residential amenity, that have been addressed above.

8.6.2 Concerns were also raised regarding a condition and covenant that was attached to the original consent for the housing development, that restricted certain permitted development rights, including alterations to the roof. The condition does not prohibit future development and instead ensures that proposals are assessed against the relevant policies.

8.6.4 The comment made reference to impact on future sales of neighbouring properties. However, this is not a material consideration in the assessment of a planning application and as a result has been given no weight.

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

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations and Proposed Ground Floor/First Floor/Second Floor Plans, Site location Plan and Site Photographs, Green Infrastructure Statement

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 The biodiversity enhancement scheme as detailed in Green Infrastructure Statement shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the first use of the second floor bathroom hereby approved, the window within the central dormer shall be fitted with obscure glazing to a minimum of level 4 on the Pilkington Scale of obscurity and shall be retained in that state for the life time of development.

Reason: To protect the privacy of neighbouring occupiers.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

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.