

Delegated Decision Report

Application No:	26/0504	Statutory Period Expires:	31st August 2026
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Site:	76 Allt-Yr-Yn View Newport NP20 5GG		
Proposal:	SINGLE STOREY REAR EXTENSION AND 2 STOREY SIDE AND REAR EXTENSION		
Applicant:	Henderson		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a semi-detached dwelling within the Allt-yr-Yn ward and currently benefits from a rear extension. The adjoining property has a two-storey extension that was approved under application 12/1103. The neighbouring dwelling at No. 72 Allt-yr-Yn View is situated at a lower ground level than the application site as the land slopes gently to the east. The surrounding area is predominantly characterised by semi-detached residential properties, with a terrace of houses located to the east.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks planning permission for the construction of a part single-storey, part two-storey rear extension, with a two-storey side extension.

3.2 The proposed single-storey rear extension would project approximately 4.81m beyond the existing rear elevation, with a width of 3.9m and a ridge height of 3.8m. The two-storey side extension would incorporate a rearward projecting element, wrapping around the rear of the property to form part of the overall extension. The two-storey rear extension would extend across the remainder of the rear elevation, spanning approximately 5.8m in width, with a total height of 7.4m and a maximum depth of 11.4m. The plans indicate that the materials will match the host dwelling.

4. RELEVANT SITE HISTORY

4.1 None.

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.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.

6.4.3 The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Recognising that development needs to take place and some biodiversity may be impacted, the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems.

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 and Parking Standards Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.1 **Ecology Officer:** I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey on this occasion. Instead, we should 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.

I have no other concerns about this application.

6.2 **Dwr Cymru Welsh Water:** We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: Neighbour letters were sent on 10.07.2026. 3no. neighbours were consulted. A site notice was put up on the 17.07.2026. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 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). Therefore, the principle of development is accepted.

8.2 Visual Amenity

- 8.2.1 The adopted House Extensions and Domestic Outbuildings SPG advises that extensions should, where practicable, be positioned to the rear or on less prominent elevations and be of a scale and design that is sympathetic to the host dwelling and its surroundings. In this case, the single-storey element would be located to the rear, with the two-storey extension projecting to the side and continuing to the rear of the property. The single-storey extension would incorporate a lean-to roof, whilst the two-storey element would feature a hipped roof that reflects the existing roof form of the dwelling. Owing to its siting, scale and design, the single storey extensions are not considered to result in any harm to the character and appearance of the host dwelling or the wider street scene.

- 8.2.2 In terms of the two storey side extension, The House Extension and Domestic Outbuildings Supplementary Planning Guidance advises that side extensions can disrupt the symmetry of semi-detached dwellings. However, as the adjoining property already benefits from a similar two-storey side extension, the proposal would maintain, and effectively restore, the symmetry of the pair. The SPG also states that side extensions can distort front elevations of individual houses, and fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. The side extension would be positioned approximately 1.1m from the shared boundary. Furthermore, the application site occupies higher ground than the neighbouring property, resulting in the extension sitting at an elevated level relative to the adjacent dwelling. Given this difference in ground levels, the proposal would not create a terracing effect, as the extension would not read as a continuous built form with the neighbouring property.

- 8.2.3 To maintain subordination, the SPG requires extensions to be set back by at least one metre from the front elevation and stepped down from the main roof ridge. At ground floor level, the extension would be set back 0.5m from the principal elevation and would incorporate a hipped roof feature above the front-facing window. At first-floor level, the extension would be set back by 1m and stepped down by approximately 0.4m from the main ridge line. Whilst the ground floor setback does not fully accord with the guidance set out within the SPG, the first-floor element achieves the recommended setback and is appropriately subservient in height. When viewed as a whole, the extension would appear proportionate and subordinate to the host dwelling, and would not appear incongruous within the streetscape.

8.3 Residential Amenity

- 8.3.1 Consideration has been given to the impact of the proposals on the neighbouring occupiers. A door is proposed on the side elevation of the extension which would face no.72 Allt-yr-Yn View. The door would serve a utility room. It is acknowledged that there are already windows in the side elevation of the host property which faces this neighbouring property. Whilst the proposed door would be closer to the neighbouring property, a distance of 2.5m would be retained. The two storey rear extension also has windows proposed in the rear elevation, however it is not anticipated that there would be any more overlooking or privacy loss over and above the existing arrangement. Furthermore, the presence of the

boundary fence would eliminate view towards the neighbouring property. To safeguard privacy, a condition will be imposed preventing the insertion of any additional openings within the side elevation of the extension. Overall, the proposal is not considered to give rise to any unacceptable overlooking or loss of privacy for no. 72 Allt yr yn View.

8.3.2 With regard to the adjoining occupier at No. 72, consideration has been given to the potential impact of the proposed extensions on the level of daylight received by neighbouring habitable rooms. The side elevation window facing the extension serves a bathroom and therefore is not regarded as a habitable room window, the 25-degree test is not applicable in this instance. In relation to the rear window, having regard to the orientation of the site, it is not considered that the extensions would result in a loss of light. As such, the proposed development would not have an unacceptable impact on the residential amenity of the neighbouring occupier through loss of daylight.

8.3.3 The 45 degree tests have been applied to the rear windows of 78 Allt-yr-Yn view. The plan view tests passes in relation to the rear windows. As such, it is not anticipated that there would be a loss of light to the rear habitable windows of no. 78.

8.3.4 The proposals are not considered to impact on the residential amenity of either neighbouring occupier, in accordance with policy GP2.

8.4 **Highways**

8.4.1 According to the Parking Standards SPG, one parking space is required per bedroom in parking zone 4, with a maximum of 3 spaces. Whilst there would be an additional bedroom at first floor, this does not increase the demand for parking. As such, it is not anticipated that there would be any high safety or parking impacts as a result of the proposal.

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 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. The application has not been accompanied by a biodiversity enhancement scheme or Green Infrastructure Statement, however this can be secured via condition.

8.5.2 The proposal involves works to the roof, however given the urban area it is not anticipated that bats would be roosting at the property. The Council's Ecologist was consulted on the application and advises they have no objection, however notes that a precautionary approach should be taken, and if during the course of development, the presence and/or evidence of protected species are detected all works must stop and suitable professional advice from a qualified Ecologist should be sought. A suitably worded informative will be added to any consent issued.

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 extensions would not have a demonstrable detrimental impact on residential or visual amenity. The proposal would not have a significant and detrimental impact on parking or highway safety and the design is considered to be acceptable. Overall it is considered that the proposed development would accord with the aforementioned policies.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations, Proposed Floor Plans, Existing Elevations, Existing Floor Plans, Site Location Plan and Block Plan,

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 external surfaces of the extensions hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 No additional windows or doors other than those shown on approved plans, shall be installed into the side elevation of the two storey side extension hereby approved.

Reason: To protect privacy to adjoining occupiers.

04 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 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).

NOTE TO APPLICANT

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

03 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

04 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

05 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

06 Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.
- b. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.
- c. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000

- e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228