

Delegated Decision Report

Application No:	25/0098	Statutory Period Expires:	24th April 2025
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Site:	<i>47 High Cross Drive Rogerstone Newport South Wales NP10 9AB</i>		
Proposal:	<i>PROPOSED PORCH EXTENSION TO FRONT OF PROPERTY</i>		
Applicant:	<i>D Binks</i>		
Type:	Full	Ward:	Rogerstone East
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 47 High Cross Drive is a detached, two storey dwelling located in the Rogerstone East ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed porch would project 1.1 meters from the front elevation of the dwelling and measure 5.1 meters in width, extending across the existing front elevation. The maximum height would be 3.65 meters.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
05/0110	CONVERSION OF ROOF SPACE TO LIVING ACCOMMODATION AND INSERTION OF DORMER WINDOW	GC
16/0239	TWO STOREY REAR EXTENSION PROVIDING ADDITIONAL ACCOMMODATION ON GROUND FLOOR AND LOWER GROUND FLOOR AND PROPOSED ALTERATIONS TO FRONT PARKING AREA	GC

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)

Policy GP2 (General Amenity)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No response.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27.02.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 This application seeks permission for the erection of a proposed porch at 47 High Cross Drive.

8.2 In relation to porches, the SPG states 'a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' The proposed porch is relatively wide; it could be argued to be a front extension, which are generally not supported by the Council's SPG on House Extensions. However, the porch / extension would be modest in scale bringing forward the existing projection by a modest degree, with a design sympathetic to the host dwelling and would adopt the roof form of the host dwelling thereby achieving a coherent form of development in the streetscape. The proposal is proportionate and subservient to the host dwelling and relates sympathetically to the existing building and the streetscape by virtue of its size and design. The extension

would be constructed using materials to match the existing property thereby preserving the overall character and appearance of the host dwelling and adjacent properties. The proposal would not contain any windows in the side elevation and as such would not result in a loss of privacy, light or perceived space. The proposed development is therefore considered to be in accordance with policies GP2 and GP6 of the LDP.

- 8.3 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 porch by reasons of its location, scale and design would preserve visual amenities, access to daylight and privacy to neighbouring properties and would preserve the character and appearance of the property and the wider streetscene. The proposal is therefore in accordance with policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG.

11. DECISION GRANTED WITH CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents <Elevations, SKM_C300i25022609320 PDF, SKM_C300i25020313180, scan7589 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 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 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 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.