

Delegated Decision Report

Application No:	26/0214	Statutory Period Expires:	16th June 2026
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Site:	6 Hazel Walk Caerleon Newport NP18 3SE		
Proposal:	SINGLE STOREY FRONT EXTENSION, FIRST FLOOR SIDE EXTENSION AND LOFT CONVERSION INCLUDING REAR ROOF LIGHT		
Applicant:	S Davies		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached dwelling, situated on a corner plot on a cul-de-sac in the Caerleon Ward. The site currently benefits from a garage that has been converted to a store room. The area generally comprises of red brick or rendered semi detached dwellings, some of which have undergone alterations including side extensions.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a single storey front extension, first floor side extension and loft conversion with a rear roof light. The single storey front extension would measure 1.94m in depth, 2.74m in width and 2.29m in height to the eaves and 3.4m to the ridge of its lean to roof. The first floor extension would measure 7.3m in depth, 2.74m in width and would have a height of 5.08m. A roof light is proposed in the roof slope of the first floor extension. The development would facilitate a utility room at ground floor and an additional bedroom at first floor. Materials would match the existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
01/0319	ERECTION OF SINGLE STOREY KITCHEN EXTENSION TO FRONT OF PROPERTY	GRANTED WITH CONDITIONS	18.05.2001

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 - 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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 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:** No response received.

6.2 **Highways:** It is not clear if the existing garage is of sufficient size to be used as such. It is clearly not used as a garage, but we do not know if the front elevation is lawful. It appears however that there is a loss of a garage which would be contrary to policy. Furthermore there is a loss of parking on the drive. (Based on Google mapping) the shortening of the drive would result in the loss of parking. To meet design requirements and avoid over-hanging on footway the drive should be 5.5m long (Appendix 2 Parking SPG). The extension would result in a drive substantially less than 5m and unsuitable for parking. Access is maintained to the side and therefore bin and cycle storage could be provided at the rear. In conclusion Highways would object on grounds of parking policy and resultant highway obstruction / safety issues.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 27.03.2026. 9no. neighbours were consulted. No representations were 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.

8.2 **Visual Amenity/ Character and Appearance**

8.2.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance advises that front extensions, as distinct from porches, are generally unacceptable in principle due to their prominence within the streetscape. Such extensions are typically only supported where the street lacks a consistent building line or architectural uniformity. In this instance, while the street does exhibit a generally consistent building line, a number of properties feature porches. The application property already benefits from an existing porch, and the proposed development would effectively infill this area, projecting approximately 0.65m beyond the current porch. The proposed lean-to roof would match both the host dwelling and the existing lean-to roof over the front window. On this basis, it is not considered that the front extension would appear incongruous or out of keeping with the surrounding properties, and it is therefore regarded as acceptable within this context.

8.2.2 The House Extension and Domestic Outbuildings Supplementary Planning Guidance 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. At ground floor level, there is an existing structure, formerly a garage, now used as a utility/storage area, which is already built flush to the boundary. The proposed first-floor extension would sit directly above this footprint and also align with the boundary. The neighbouring property at No. 7 Hazel Walk includes a garage at ground floor level but does not extend above it, ensuring that some degree of separation at first-floor level would be retained.

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. Accordingly, the first floor extension is set back by 1m from the principal elevation and is set down by 0.3m from the ridge of the roof, ensuring that this element is subordinate to the host dwelling. Other properties on Hazel Walk have undergone similar alterations. The roof form of the extension would match the existing dwelling and other properties in the area. The extension is considered acceptable and accords with policy GP6.

8.2.4 The application also proposes a loft conversion with a roof light. The roof light would project approximately 0.15m from the roof slope of the first floor side extension. A significant amount of the roof slope would be retained. The roof light would not impact the character and appearance of the dwelling or street scene.

8.3 **Residential Amenity**

8.3.1 The proposed development would result in an enlargement of the existing footprint / built form however, as there are no proposed side or rear windows on the extension, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties.

8.3.2 The 45-degree tests outlined in the adopted Supplementary Planning Guidance (SPG) on House Extensions have been applied in relation to the neighbouring property at No. 7 Hazel Walk. The proposed first-floor extension would not project beyond either the principal elevation or the rear of No. 7. Consequently, it is not expected to result in any adverse impact on the level of daylight received by habitable windows at the neighbouring property. On this basis, the proposal is not considered to harm the residential amenity of neighbouring occupiers and is therefore consistent with Policy GP2.

8.4 **Highways**

8.4.1 According to the Parking Standards SPG, one parking space is required per bedroom within Parking Zone 3, up to a maximum of three spaces. The existing garage has not been utilised as a garage and has previously been converted. Notwithstanding this, the SPG specifies that a domestic garage should measure 6m by 3m to count as a parking space. The existing garage measures approximately 2.2m by 7m and therefore falls below the required standard.

8.4.2 The Highways Officer has expressed concern that the driveway cannot accommodate 2no. cars due to the extension and that the driveway should have a depth of at least 5.5m in order for the footway to remain clear of cars. The driveway has a maximum depth of 6.3m and a minimum depth of 5.3m. Although there is a shortfall by 0.2m, this is in front of the main property and is not changing. The front extension occurs to the converted garage where the driveway length is longer and the retained drive here can still accommodate a parked car without overhanging the footway.

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 no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

- 8.5.2 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.
- 8.5.3 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 however offered no comments on the proposals. Notwithstanding this, a precautionary approach will 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 development has been considered against the requirements of the relevant

local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Plans and Elevations - (05) 101 rev B, Site Location Plan, Existing Floor Plans and Elevations

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, details of 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 This decision relates to plan Nos: Site Location Plan, Existing Floor Plans and Elevations

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, T3 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.

04 Please note that the bat advisory note should be as follows (note if copying from old Notices the addresses will be out of date):

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