

# Delegated Decision Report

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|------------------------|----------------|----------------------------------|----------------------|
| <b>Application No:</b> | <b>26/0334</b> | <b>Statutory Period Expires:</b> | <b>3rd July 2026</b> |
|------------------------|----------------|----------------------------------|----------------------|

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|-------------------|-----------------------------------------------------------------------|--------------|------------------------------|
| <b>Site:</b>      | <b>16 Blossom Close Langstone Newport South Wales NP18 2LT</b>        |              |                              |
| <b>Proposal:</b>  | <b>FIRST FLOOR EXTENSION OVER EXISTING CONVERTED GARAGE AND PORCH</b> |              |                              |
| <b>Applicant:</b> | <b>A Prosser</b>                                                      |              |                              |
| <b>Type:</b>      | <b>Full</b>                                                           | <b>Ward:</b> | <b>Bishton And Langstone</b> |
| <b>Decision:</b>  | <b>REFUSED</b>                                                        |              |                              |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The property is one of a pair of semi-detached dwellings sited at the end of the cul-de-sac on a modern estate. The property has a single storey converted garage to the side that is attached to the adjoining neighbour's single storey garage. There is a garden and shared driveway to the front. The estate is of traditional design properties, primarily brick with some rendered finishes. Some are detached, some semi detached with evidence of extensions on some properties but the single storey attached side garage is quite typical of the estate.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a first-floor extension above the existing porch and converted garage. This will have the effect of extending forward of the main front elevation and creating a wrap-around type enlargement to the side and part of front of property. The extension would serve 2no bedrooms and an ensuite. There is 1no window proposed in both the front and rear elevations, serving bedrooms. The external walls of the extension would be finished in render to match the existing.

## 4. RELEVANT SITE HISTORY

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 – General Amenity

- GP4 – Highways and Accessibility
- GP6 – Quality of Design

#### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings
- Parking Standards

### 6. CONSULTATION RESPONSES

6.1 Ecology: 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 this building and the works proposed to it 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. Specifically, the building is relatively modern and therefore less likely to support potential roosting features. However, we can never totally rule out the potential presence of bats so we should attach our Bat Advisory Note if consent is granted.

6.2 Local Highways Authority: No objection. The house has already lost parking with the conversion of the garage and does not comply with the parking SPG. This could not be supported but does not appear to be part of this application. The changes do not require any additional parking and are unlikely to have any other highway related impacts. There are therefore no objections offered.

### 7. PUBLIC REPRESENTATIONS

Notification letters were sent on 08/05/2026.

7.1 NEIGHBOURS: No comments received.

7.2 COMMUNITY COUNCIL (LANGSTONE): No comments received.

### 8. ASSESSMENT

The House Extensions and Domestic Outbuildings SPG states:

*5.1.6 The fenestration in an extension should replicate the proportions and details of doors, windows and skylights in the existing building.*

*5.1.7 An extension should replicate the fenestration-to-elevation ratio of the existing building.*

*5.1.8 A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.*

*5.3.1 Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they 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. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary.*

*5.3.2 At the time of writing, a side extension that constitutes permitted development may be flush with the front elevation of a house. In most cases, however, a side extension that requires planning permission owing to its height or width should be set back at least one metre from the front elevation of the original building, ensuring it is subordinate to the host building. Such a setback will reduce the visual impact of an extension, helping to maintain the character and appearance of both the original dwelling and the streetscape.*

### 8.1 **Visual Amenity/ Character and Appearance:**

The property is one of a pair of semi-detached properties. The proposed first floor side extension would sit above the existing converted garage that adjoins the neighbouring single storey garage and extend forward of the principal elevation extending over the existing porch that adjoins the garage. The porch and garage roofs of the pair of properties are joined and form a single roof plane, extending forward of the main two storey dwellings across part of the front elevation. As such, the proposed first floor extension would also extend forward of the main dwelling, resulting in the loss of the front projecting single storey roof form. This would appear jarring with the adjoining property's front projecting roof and create a dominant wrap around extension abutting the adjoining semi. The extension would also result in the loss of the first-floor window and gable feature above. Whilst a new window is proposed, it attempts to replicate the existing gable feature, however, it would be wider and rendered rather than timber clad. It is considered that whilst the symmetry between the properties has already been disrupted by the garage conversion, this is much more subtle and the proposed development would create a much more prominent, relatively large and uncharacteristic addition considered to harmfully impact the appearance of the property and the pair.

The proposed first floor extension, owing to its scale and design would result in an unsympathetic addition of poor design that fails to positively respond to the prevailing features and appearance of the property and the streetscene generally. The extension would appear overly wide, and would project forward of the main dwelling, contrary to the above SPG guidance which states that side extensions should be setback 1m from the front elevation. The fenestration proportions and fenestration to elevation ratio is not in-keeping. The eaves height of the extension would be lower than the eaves of the main dwelling, the pitch of the gable feature above the first-floor window is wider than the existing and the loss of the front projecting porch roof would all result in alterations that would not relate well to the existing dwelling. Overall, it is considered that the proposed extension, owing to its location, scale and design would result in an unsympathetic addition to the property that would result in a harmful impact on the character and appearance of the host dwelling and pair of semi-detached properties.

### 8.2 **Residential Amenity:**

The adjoining property has a first-floor window in its side elevation facing toward the adjoining property. This window is obscure glazed and therefore is assumed to not serve a habitable room. The House Extensions and Domestic Buildings SPG states that a house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms. As no protected windows face toward the adjoining dwelling, it is considered that it would not result in a harmful impact on light. As the extension would not extend further forward or rearward than the existing dwelling, it is not considered that it would result in an overbearing impact on the adjoining property.

A new first floor window is proposed in the rear elevation of the extension that would serve a bedroom and be very near to the shared boundary. The existing rear elevation contains 2no first floor windows with the closest one serving a bathroom and the other serving a bedroom at an approximate distance of 6m from the shared boundary. It is considered that the introduction of a first floor window serving a habitable room so close to the boundary would introduce views that aren't already afforded to a rear garden that is otherwise quite private with little to no views available from other neighbouring properties. As well as a loss or privacy, the window would also result in perceived overlooking. It is considered that this would result in a harmful impact on the amenity of the adjoining property by means of loss of privacy to the rear garden.

### 8.3 **Movement:**

The proposed extension would not require any additional parking in accordance with the Council's Parking Standards SPG. The Council's Highways Officer advised that the aren't any other highway related impacts and therefore offer no objection to the proposed development.

### 8.4 **Biodiversity:**

In accordance with Chapter 6 of PPW 12, a Green Infrastructure Statement (GIS) has been provided in support of the application. The GIS states that the proposal would not reduce

green infrastructure on site and includes biodiversity enhancements in the form of an integrated bird nesting box, integrated bat roost feature, additional pollinator friendly planting within the existing garden areas and wildlife friendly garden management practices. 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 indicated measures in their GIS, these haven't been shown on plan and no implementation timetable has been provided. It is considered reasonable and necessary 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 By reason of its scale and design, the proposed first floor side extension would result in an**

unsympathetic addition that is not in-keeping with the character and appearance of the host dwelling and pair of semi-detached properties to the detriment of visual amenity.

- 10.2 The proposed development, owing to the first-floor window in the rear elevation, would result in a harmful loss of privacy to the rear garden of the adjoining property.

## **11. DECISION**

### **REFUSED**

01 By reason of its location, scale and design, the proposed first floor extension is poor design and will result in an unsympathetic addition that is not in-keeping with the character and appearance of the host dwelling and pair of semi-detached properties to the detriment of visual amenity. This is contrary to policy GP6 and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

02 The proposed development, owing to the first-floor window in the rear elevation, would result in a harmful loss of privacy to the rear garden of the adjoining property. This is contrary to policy GP2 and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

### *NOTE TO APPLICANT*

01 This decision relates to plan Nos: Existing Plans and Elevations Drawing No.W260413\_100 Rev P1, Proposed Plans and Elevations Drawing No.W260413\_200 Rev P2, Proposed 3D Views Drawing No.W260413\_201 Rev P2, Proposed Sections Notes and Block Plan Drawing No.W260413\_202 Rev P2 and Green Infrastructure Statement.

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

04 Bats often roost in houses and other buildings, and work on these buildings 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 in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

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.

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.

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.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228