

Delegated Decision Report

Application No:	26/0316	Statutory Period Expires:	20th August 2026
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Site:	<i>Wentwood Lodge, Gilvach Lane, Llanvaches, Newport NP26 3BA</i>		
Proposal:	<i>TWO-STOREY SIDE EXTENSION, GARAGE CONVERSION AND OTHER ALTERATIONS INCLUDING BALCONY AND ROOF LIGHTS</i>		
Applicant:	<i>C. Cooke</i>		
Type:	Full	Ward:	Bishton & Langstone
Decision:	Refused		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two-storey dwelling located within the Bishton and Langstone ward. The site is within the countryside as identified in the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly open farmland enclosed by hedges, with the nearest residential property located approximately 380m to the south. The site is within the Wentwood Special Landscape Area as identified by Policy SP8.

2.2 The property benefits from a generous rear and front garden with multiple off-road parking spaces. The external elevations are finished in smooth cream render with white UPVC windows. Although of sizeable footprint, the property incorporates low eaves with a tiled pitched roof and is of traditional style with simple fenestration detailing and a modest canopy over the front door. There are 3no. pitched roof dormer windows on the principal elevation. The design incorporates a single storey side extension with a dual pitch roof which serves a garage. The property is elevated relative to the highway.

3. DESCRIPTION OF DEVELOPMENT

3.1 A first-floor side extension is proposed above the existing double garage that extends off the northern end of the main dwelling that is angled to face the vehicular access. The extension would measure 7.58m to the ridge, representing an increase in height of 1.9m compared to existing, and would have dimensions of 5.6m in width and 10.4m in depth. Whilst the existing garage is flush with the principal elevation of the dwelling, the proposed first-floor addition would project approximately 1.1m forward of the front elevation.

3.2. In terms of design, the extension would adopt a pitched roof, creating a large gable on the front elevation with a balcony enclosed by glazed balustrade. The ridge of the extension will match the ridge of the host dwelling and the forward gable will also match. The external elevations would be finished in a smooth render to match the existing. The front elevation of the extension is predominantly glazed, and the roof would be finished in tiles to match the existing. In terms of fenestration, the principal elevation has a set of glazed doors allowing access to the balcony and 4no. windows are proposed to the side elevation. The garage will be converted and extended with large glazed openings framed by piers on the front elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
94/0872	Proposed two storey extension	Granted with Conditions	04.11.1994
95/0056	Two storey extension and single storey rear extension (revision of previously approved application 94/0872/f)	Granted with Conditions	10.03.1995
99/0288	Erection of a Detached Dwelling	Granted with Conditions	04.05.1999

08/0852	Retention of building as part of dog breeding business, erection of new kennel building and continued use of buildings and adjoining land for riding stables and dog breeding with associated additional training provisions	Granted with Conditions	22.08.2008
11/0434	Field installation of a photovoltaic electrical generating system	Granted with Conditions	24.06.2011
16/1081	Retention of reception building in amended form to that approved under appeal ref APP/G6935/A/13/2205180	Granted with Conditions	05.04.2017
17/0853	Change of use of blocks A and B from dog breeding to cattery including removal of external kennel enclosures	Granted with Conditions	09.11.2017
22/0216	Retention of replacement buildings and change of use to equestrian/keeping of horses	Granted with Conditions	18.08.2022
25/0206	Change of use of office building to short term holiday let (use class C6)	Granted with Conditions	18.06.2022

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)

5.3.1 Policies SP1 (Sustainability), SP5 (Countryside), SP8 (Special Landscape Areas), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), H13 (Extensions to Dwellings in the Countryside), and T4 (Parking) of the Newport Local Development Plan 2011-2016 (Adopted January 2015) are considered relevant to the determination of the application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Council's Supplementary Planning Guidance on House Extensions and Domestic Outbuildings and the Parking Standards SPG are relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 TAN5 - Nature Conservation and Planning and TAN12 – Design are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Highways:** No objection

- 6.2 **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 suggest that there is a reasonable likelihood of an impact upon roosting bats, so any application should be supported by a bat survey to determine if this is the case. Specifically, the building is in a rural area where bats are likely to be present, and we have records of Lesser Horseshoe Bats very nearby. Furthermore, if a bat roost were present in the roof of the main building, then it would inevitably be disturbed by the works proposed.

In the first instance a preliminary survey of bat roost potential should be undertaken. This can take place at any time of year. The outcome of a preliminary roost assessment will include one of the following:-

- an adverse impact upon bats is so unlikely that no further action in relation to bats is necessary, or
- the likelihood of an impact is low, such that precautionary mitigation measures can reduce this likelihood still further, or
- the likelihood of an impact upon bats is high, so further survey are needed in order to establish exactly what the impact would be, or
- the outcome is uncertain due to, for example, lack of access to certain areas of the building, so further survey are needed in order to establish exactly what the impact would be, or
- the impact is certain and can be defined precisely on the basis of the preliminary assessment, such that no further surveys are needed, but a licence issued by NRW would be required to allow works to proceed legally.

If a more detailed survey is required, this can only take place between May and September inclusive. Therefore I advise that the applicant undertakes a preliminary assessment at the earliest opportunity.

- 6.3 **Landscape Officer:** Photos have been submitted along with a brief commentary. The photos are insufficiently good quality to review, even compared to a screen grab from Google Earth see below and have not been taken as panoramas to illustrate the wider view as requested. The roadside hedge may restrict most views, but some residential properties at the edge of Llanvaches have views from first floor level which will be onto a glazed first floor balcony facing and picture window onto the open field. Views along the public footpath through the field have not been assessed.

Landscape Comments

The close up from Google Earth below (although this does not represent what the eye sees) does show how prominent the building is, although I acknowledge this is set against a backdrop of rising pasture and woodland on the ridgeline. Views of the house would also generally be at distance [over 300m] although public footpaths are much closer.

From a landscape perspective, it is less the extension scale which is of concern, but the first floor balcony and glazing extent which is a different character to the main dwelling and the wider Special Landscape Area and which is on the public facing front of the building.

The recommendations below are unchanged from my previous comments.

Recommendations:

1. Views analysis from the footpaths and highway on the edge of Llanvaches is required, through the submission of photos at key points to illustrate that there would not be a negative impact from the introduction of a first floor balcony and picture window on the main elevation. Photos should be taken as panoramas to illustrate the wider view. If impacts are identified, mitigation through planting is unlikely to be an option, although there may be an opportunity to mitigate through redesign.

2. New planting to meet GP5 is required. This would be proportional to the domestic scale of the proposal for example there may be opportunities for small tree or native hedge planting within the garden. Planting should be shown on a scaled plan along with the proposed plant species, size, density.

7. PUBLIC REPRESENTATIONS

7.1 A site notice was displayed on 08/05/2026. No representation were received.

7.2 LLANVACHES COMMUNITY COUNCIL: No representations received.

8. ASSESSMENT

8.1 Principle of Development:

The property is within the countryside and as such, development is only permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

8.2 Character and Appearance

8.2.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance advises that extensions should, where possible, be located to the rear or on less prominent elevations and remain subordinate in scale and form to the host dwelling and its setting. Policy SP5 further requires development to be sensitively designed and to respond positively to the character of both the immediate and wider area. The existing dwelling is of single storey form and traditional in character, and the proposed first-floor extension, positioned above the existing garage, would occupy a prominent corner of the property visible from Gilfach Lane and will not be visibly subservient in appearance. Due to the orientation of the dwelling, the extension would form a key feature in views approaching the site. Its substantial scale, forward projection beyond the principal elevation, and elevated eaves height would sit uncomfortably alongside the established form of the dwelling and afford the extension a particularly dominant appearance. In addition, the extensive glazing, including the large picture window and balcony, introduces a contemporary design approach that is at odds with both the traditional appearance of the host dwelling and the prevailing character of surrounding development. The design does not respond positively to the character and appearance of the host dwelling, introducing a large and dominant, heavily glazed 2 storey extension on a characteristically dormer style dwelling of much more traditional appearance and modest elevational proportions. When considering the location of the extension it would create a conspicuous and visually intrusive feature overwhelming the original house form which is of lower profile and overall massing. Although a frontage hedgerow provides some screening at present, this is not a constant as streetview images show, its density and height notably varies and impacts the overall visibility of the host dwelling. Extensive glazed frontages attract attention in darker rural landscapes have a tendency to attract attention via light pollution/glow and increased glare during daytime hours. Consequently, the proposal would appear as an incongruous and unduly dominant addition that fails to respect the low-lying, 1.5 storey character and appearance of the host dwelling and the prevailing character of the surrounding area, adversely impacting local rural character and contrary to Policies SP8 and SP5 and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

8.2.2 The House Extensions and Domestic Outbuildings SPG also states that a two-storey side extension 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. In this case, no setback has been provided. Instead, the proposed extension would project approximately 1.1m beyond the principal elevation. Similarly, the SPG states that an extension should be set down from the ridge of the host dwelling, but no such set down is proposed in this case. Consequently, the proposal significantly alters the character of the property, adding a large and visible extension that fails to respond positively to the design of the host property.

8.2.3 The proposal would significantly increase the scale and massing of the upper floor

accommodation, with the forward-projecting element further increasing its prominence within the site. Both the front and side elevations would be partially visible from public vantage points, resulting in a pronounced visual presence. Whilst a visual analysis was submitted in response to concerns raised by the Landscape Officer, it is not considered sufficient to overcome the concerns regarding the extension's scale and design. Consequently, the proposal is out of keeping with the character and appearance of the host dwelling and would result in an incongruous form of development that would detract from the character and appearance of the Countryside and Special Landscape Area.

- 8.2.4 Policy H13 of the Newport Local Development Plan 2011-2026 states that, outside defined settlement boundaries, extensions will only be permitted where the volume of the enlargement does not exceed 30% of the original dwelling. The application site has been subject to subsequent alterations and extensions since its construction. Based on the information available, it is considered likely that the cumulative increase in volume would exceed the 30% threshold prescribed by Policy H13, and no evidence has been submitted to demonstrate otherwise. Furthermore, Policy SP8 requires development within Special Landscape Areas to contribute positively through high quality design that reflects an appreciation of the area's special characteristics. As previously concluded, the proposal's excessive scale, massing and unsympathetic contemporary design would appear incongruous within this rural setting, resulting in harm to the character and appearance of both the host dwelling and the wider Special Landscape Area. Accordingly, the proposal fails to comply with the requirements of Policies H13 and SP8 of the Newport Local Development Plan 2011-2026.

8.3 Residential Amenity

- 8.3.1 Due to the separation distances between the application site and neighbouring residential properties, the proposed development is not considered to result in any unacceptable adverse impact on the residential amenity of neighbouring occupiers. Accordingly, the development is considered to comply with Policy GP2.

8.4 Highways

- 8.4.1 The Parking Standards SPG states that a parking space per bedroom is required in Parking Zone 6, with a maximum of 3. Whilst the proposal would result in an additional bedroom, the parking demand wouldn't change. It is noted that the proposals would result in the loss of the garage, however ample space remains on the driveway for additional parking on the driveway. The Highways Officer has offered no objections. The proposals accord with policies GP4 and T4.

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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.
- 8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application. In accordance with section 6.4.12 of PPW 12 *"Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission"*.
- 8.5.2 The Ecology Officer has been consulted on the application and advises that a Preliminary Bat Survey is required in support of the application due to the proposed roof works and the location of the site within the open countryside. Buildings in rural areas can provide suitable roosting opportunities for bats, and alterations to roof structures have the potential to disturb bats or damage roosting features. In the absence of this information, it has not been possible for the Local Planning Authority to determine whether the proposal would have an adverse impact upon bats or to discharge its duties under the Conservation of Habitats and Species

Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981. Without the necessary ecological information, the Local Planning Authority is unable to establish whether any mitigation, compensation or enhancement measures would be required, or whether the proposal would deliver a net benefit for biodiversity. These matters cannot be adequately addressed through the use of planning conditions. The application is therefore unsupported by sufficient information to enable the Local Planning Authority to fully assess its ecological impacts and this will also form a reason for refusal.

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 Whilst the proposal would not give rise to any unacceptable impacts on residential amenity, highway safety or parking provision, the proposed extension, by virtue of its location, scale, massing, projection beyond the principal elevation and discordant contemporary design, would not appear subordinate to the host dwelling and would form an unduly dominant and visually intrusive feature. As a result, the development would fail to respect the traditional character of the dwelling and would detract from the rural character and appearance of the Countryside and Special Landscape Area. In addition, insufficient information has been

submitted to demonstrate a biodiversity net benefit, and no Preliminary Bat Roost Assessment has been provided. The proposal is therefore considered to conflict with the relevant development plan policies and is therefore unacceptable.

11. DECISION

REFUSED

01 The development, by reason of its scale, massing, design and rural location, will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and appearance of the Countryside and Special Landscape Area, contrary to Policies SP5, SP8, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

02 The proposal results in a significant adverse impact on matters of acknowledged importance, namely European Protected Species, by reason of proposed roof works in an area where there is high potential to encounter such species and no preliminary bat survey has been submitted to mitigate this. This is contrary to policies SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and TAN5 - Nature Conservation and Planning. No information has been provided that mitigates this objection.

03 The proposal does not include an appropriate scheme for biodiversity net-benefit, contrary to Policy SP1 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 of Future Wales.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site/Block Plan, Existing/Proposed Floor Plans and Elevations and Frontage Arrangements, Site Location Plan, View Analysis

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP8, SP9, GP2, GP4, GP5 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.