

Delegated Decision Report

Application No:	26/0309	Statutory Period Expires:	3rd July 2026
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Site:	22 Canberra Crescent Newport NP20 3QQ		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION TO FORM KITCHEN AND LIVING SPACE		
Applicant:	C Howell		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 22 Canberra Crescent is a two storey detached house located in the Allt-yr-Yn ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application relates to a single storey extension. The extension would measure 4.5m in depth, 7.3 in width and 2.6m in maximum height. The proposed extension would have smooth render to matching the existing dwelling. Additionally, bifolding doors and two windows will be erected on the rear elevation and a door on the west elevation. Two roof lanterns are also proposed.

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)

Policy GP2 (General Amenity)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS

6. CONSULTATION RESPONSES

6.1 No responses were received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24.04.2026. No responses 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.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building. The extension is proposed with a flat roof, however, as the dwelling is not readily visible from the public realm, it is considered that this is acceptable. Therefore, the proposed extension is considered to be in accordance with policy GP6.

8.3 Residential Amenity

- 8.3.1 The proposed extension would infill a gap in the existing 'L' shaped property. Additionally, the extension is modest in both scale and height, and due to its siting in relation to the neighbouring property, any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. It is also noted that, were the extension to be reduced in depth by approximately 0.5 metres, it would fall within the scope of permitted development.

8.4 Biodiversity

- 8.4.1 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. A Green Infrastructure Statement was provided stating that bat box would be installed on the north east elevation. Given the scale of the development, it is considered that this is enough to comply with the requirements of Policy GP5.

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 would not have an adverse impact upon visual amenity, nor the character and appearance of the surrounding area. Accordingly, it is granted with conditions.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <Site Plan 22 Canberra Crescent, GIS Report, Proposed and existing ground floor, proposed and existing 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 The biodiversity enhancement scheme as shown on: 'GIS Report' 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 Plan 22 Canberra Crescent, GIS Report, Proposed and existing ground floor, proposed and existing elevations

02 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.

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.