

Delegated Decision Report

Application No:	25/0260	Statutory Expires:	Period	13th June 2025
------------------------	----------------	---------------------------	---------------	-----------------------

Site:	Colinda 112 Marshfield Road Cardiff CF3 2TU			
Proposal:	SINGLE STOREY, REAR/CORNER EXTENSION UNDER EXISTING FIRST FLOOR EXTERNAL BALCONY			
Applicant:	N & D Thomas			
Type:	Full	Ward:	Tredegar Park And Marshfield	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 This application follows a previously refused planning application that was refused by the Council and dismissed at Appeal (Ref: 23/0719). The previous application sought approval for a two storey extension, sunken gym extension and landscaping works. The current application is a significantly reduced scheme, limited to a proposed single storey extension.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site relates to the property known as Colinda which is sited on Marshfield Road. The dwelling is a replacement dwelling, having received planning permission in 2014.
- 2.2 The application site is located outside of the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2025). It is identified as being in the Green Wedge and the Wentlooge Levels Special Landscape Area.
- 2.3 The application site was formerly within Zone C1 of the Development Advice Map (DAM) contained in TAN15 (2004). NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3 (Rivers and Sea) and the Wentlooge Levels TAN15 Defended Zone.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought for a single storey extension to an existing replacement dwelling.
- 3.2 The extension would be sited to the rear/side corner (north and west elevations) of the dwelling beneath an existing balcony and measure approximately 4.8 metres in length, 3.75 metres in width and 2.47 metres in height.
- 3.3 The existing bi-fold doors would be removed so that the extended space is incorporated into the open plan kitchen/dining/media room. The bi-fold doors would be re-used in the elevations of the extension, with the remainder of the proposed extension to match the host dwelling in terms of materials.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
23/0720	NEW HOUSE EXTENSION, SUNKEN GYM EXTENSION AND LANDSCAPING WORKS	Refused	14.03.2024
		Dismissed at Appeal	15.11.2024
23/0719	NEW HOUSE EXTENSION, SUNKEN GYM EXTENSION AND LANDSCAPING WORKS	Refused	14.03.2024
		Dismissed at Appeal	15.11.2024
21/1114	DEMOLITION OF EXISTING STRUCTURES AND ALTERATIONS AND EXTENSION TO EXISTING	Withdrawn	N/A

	DWELLING INCLUDING CONSTRUCTION OF SWIMMING POOL		
16/0431	PARTIAL DISCHARGE OF CONDITIONS 4 (MATERIALS) AND 6 (BOUNDARY TREATMENTS) OF PLANNING PERMISSION 14/0975 FOR THE DEMOLITION OF EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS	Approved	03.06.2016
16/0022	PARTIAL DISCHARGE OF CONDITION 03 (FOUL AND SURFACE DRAINAGE) OF PLANNING PERMISSION 14/0975 FOR DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A NEW REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS (RESUBMISSION FOLLOWING REFUSAL OF 13/1099)	Approved	29.01.2026
15/1240	NON MATERIAL AMENDMENT FOR ALTERATIONS TO WINDOW ARRANGEMENTS, INCREASE IN HEIGHT OF CAR PORT BY 400MM VARIATION OF CONDITION 04 REQUIRING APPROVAL OF MATERIALS PRIOR TO CONSTRUCTION OF THE DWELLING AND CONDITION 6 (BOUNDARY TREATMENT) PRIOR TO THE OCCUPATION OF THE DWELLING OF PLANNING PERMISSION 14/0975 FOR DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A NEW REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS (RESUBMISSION FOLLOWING REFUSAL OF 13/1099)	Approved with Conditions	23.11.2015
15/0377	PARTIAL DISCHARGE OF CONDITION 05 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION 14/0975 FOR THE DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A NEW REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS.	Approved	11.05.2015
15/0294	PARTIAL DISCHARGE OF CONDITION 2 (BAT METHOD STATEMENT) OF PLANNING PERMISSION 14/0975 FOR DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A NEW REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS	Approved	01.05.2015
14/0975	DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND THE ERECTION OF A NEW REPLACEMENT DWELLING TOGETHER WITH ASSOCIATED WORKS (RESUBMISSION FOLLOWING REFUSAL OF 13/1099)	Granted with Conditions	11.12.2014
13/1099	CHANGE OF USE FROM PART RESIDENTIAL AND PART AGRICULTURAL TO FULL RESIDENTIAL, DEMOLITION OF OUTBUILDINGS AND TWO STOREY FRONT, REAR AND SIDE EXTENSIONS AND SINGLE STOREY SIDE EXTENSION	Refused	03.02.2014

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 GP2 (General Amenities), 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

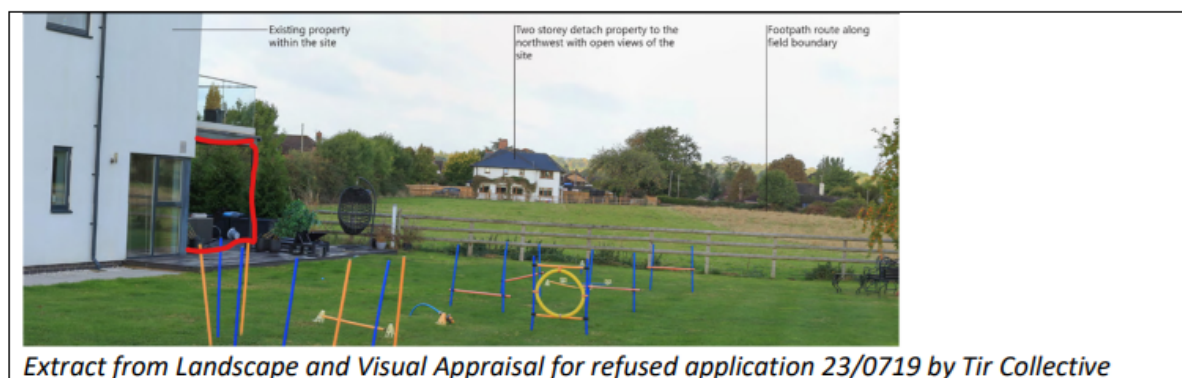
5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.2 Landscape Officer: The site is within a countryside location for the purposes of planning policy and adjoins an agricultural field which wraps around its side and rear fenced boundary. The site is covered by Green Wedge and the Wentlooge Levels Special Landscape Area policies.

The site has a planning history which is not explained in the application.

There appears to be no change to the roof plan or first floor plan, the change appears to be at ground level by boxing in under the existing balcony – mainly with glazing.



A Public Right of Way (PRoW) runs along the adjoining field's north-western boundary and there are clear views of the dwelling's side and rear elevations, in addition the extension would be open to views from the detached property shown above although partly screened year-round by the cypress hedge.

It is difficult to judge the change in the view from the footpath and whether the extension would change the openness of the current design, but as this is ground floor only and mainly glazed I don't feel there is sufficient for objection from a landscape point of view.

An enclosed room will have a higher level of use into the evenings and there may be a need to control light spill.

The elevations appear to show parking in the extension location but the image above shows a garden terrace which should be clarified in the plans and elevations.

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment: the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks. A proportionate planting scheme should be provided.

6.3 Ecology Officer: No response received.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 8th April 2025. No responses were received.

7.2 MARSHFIELD COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site consists of a modern detached dwelling and associated residential curtilage. The property is a replacement dwelling that was originally granted planning permission in December 2014 (Ref: 14/0975). The plans were subsequently amended via a Non-Material Amendment Application (Ref: 15/1240).

8.1.2 It is noted that the application dwelling is a replacement dwelling that exceeded the cumulative volume of the original dwelling, associated outbuildings and 30% policy allowance which it replaced by 5.5%. Therefore, with no extension to the original dwelling, the replacement dwelling already exceeds the original dwelling by 35.5% in volume.

8.1.3 Policy H12 of the LDP indicates that replacement dwellings should not exceed the original dwelling by more than 30%. It is considered that this would include any subsequent additions or extensions. Planning Policy Wales (Edition 12) (PPW) advises that the construction of new buildings in a Green Wedge is inappropriate development unless it is amongst other things, for limited extension or alteration of existing dwellings.

8.1.4 Whilst it is acknowledged that the 30% policy allowance has been exceeded, whether or not the additional extension results in harm will be assessed below.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The property's frontage is substantially screened from Marshfield Road by a largely continuous high-level hedge and frontage planting that runs adjacent to the highway. From the front (south) and side of the site (east) the proposed extension would not be seen.

8.2.2 The wider countryside area includes numerous high hedgerows, some with substantial tree growth, which also screen longer distance views of the dwelling's west side and rear (north) elevations, for example along Church Lane.

8.2.3 A hedge is located adjacent to the west side of the dwelling, which screens some of the ground floor area of the dwelling's side elevation from the Public Right of Way (PRoW) within the adjacent field. Notwithstanding this, the hedge does not fully screen this elevation, neither does it provide screening of the rear of the dwelling from the PRoW.

8.2.4 From the PRoW, the dwelling sits within the low-lying pastoral and open agricultural land, which forms a defining characteristic of this part of the SLA. The openness and low level of

the remainder of the site's post and rail boundary fencing also provides little visual separation for its open garden area or the adjoining paddock area, from the adjacent field.



Figure 1 - Location of PRoW

- 8.2.5 The Inspector noted in the Appeal Decision *‘that the recessed northern corner of the dwelling, where the first-floor balcony and ground floor terrace underneath exist, currently serves to break up the appeal property’s mass and adds visual interest to its rear aspect with a darkened, covered area and glazed panels above.’* The glazed panels referred to would remain as part of the current application, however the recessed section would be filled by the proposed extension, which would add bulk to this part of the dwelling. Notwithstanding this, the elevations of the extension would be almost entirely glazed, resulting in a lightweight appearance and creating a sense of openness. In addition, at times the bi-fold doors could be fully opened. Given the light weight appearance of the extension and the more limited views of the ground floor portion of the building from vantage points, it is not considered that the proposal would result in significant harm to the character and appearance of the area and the SLA, or to the openness of the Green Wedge.

8.3 Residential Amenity:

- 8.3.1 Due to the considerable separation distance between the application site and nearby dwellings, it is not considered that the proposed extensions would result in undue harm by way of loss of privacy or light, neither would they be overbearing.
- 8.3.2 In terms of residential amenity, the proposal is regarded as being in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 Ecology:

- 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. It is noted that the application has not been accompanied by a Green Infrastructure Statement or details of any scheme of biodiversity enhancement. Notwithstanding this, given the small scale of the development, it is considered that it would be acceptable to secure a proportionate biodiversity scheme via condition. As such the proposal could be compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), subject to further details which can be submitted at a later date, prior to the commencement of the development.

8.5 Highway Safety:

- 8.5.1 The proposals do not include changes to the existing access or car parking arrangements.

8.6 Flood Risk:

- 8.6.1 NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3 (Rivers and Sea) and the Wentlooge Levels TAN15 Defended Zone. The use of the site is already well established, of which the proposal would be a continuation of. Given the minor nature of the development, NRW are not required to be consulted on the proposal.

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 proposed development would further increase the volume of the replacement dwelling located in the Green Wedge, given the scale, siting and design of the extension proposed, it is not considered that it would result in significant harm to the character and appearance of the area and the SLA, or to the openness of the Green Wedge.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

(01) The development shall be implemented in accordance with the following plans and documents: Site Location Plan, 2119-P-120 - Proposed Ground Floor Plan, 2119-P-121 - Proposed First Floor Plan, 2119-P-122 - Proposed Roof Plan, 2119-P-130 - Proposed Elevation 01, 2119-P-131 - Proposed Elevation 02, 2119-P-132 - Proposed Elevation 03 and 2119-P-133 - Proposed Elevation 04, received by the Local Planning Authority on

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 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 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, SP1, SP3, SP5, SP7, SP8, H12 and H13 were relevant to the determination of this application.
- 02 Newport City Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) is 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.