

Delegated Decision Report

Application No:	25/0886	Statutory Period Expires:	16th January 2026
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Site:	1 Sol Invictus Place Caerleon Newport South Wales NP18 3PF		
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSIONS AND AMENDED PARKING LAYOUT		
Applicant:	C _ S James		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 1 Sol Invictus Place is a two-storey modern detached dwelling located in the Caerleon ward and forms part of a residential estate. The property occupies a corner plot between Sol Invictus Place and Tadia Way and currently benefits from 2no off-road tandem parking spaces. Externally, the property is finished in red facing brick with white UPVC windows and fascias.

3. DESCRIPTION OF DEVELOPMENT

3.1 A side extension is proposed on the eastern side elevation measuring 3.2m in width (reducing to 2.9m in width at the rear), 10.2m in depth, 2.5m to the eaves and 6.3m to the top of the dual pitch roof. The extension would serve a games room and a study. The external walls would be brickwork, and the roof tiles would match the existing. All windows, doors fascia boards and rainwater goods would be white UPVC, all to match the existing dwelling. Fenestration would consist of 1no triple pane window on the front elevation and 1no set of sliding patio doors on the rear elevation.

3.2 A side extension, to serve a bin store is also proposed on the western side elevation. The bin store would measure 2.4m in width (reducing to 1m at the rear), 2.1m to the eaves and 4.2m to the top of the dual pitch roof. The external walls would be brickwork, and the roof tiles would match the existing. 1no door is proposed on the front elevation and 1no door is proposed on the rear elevation.

3.3 As the eastern side extension would be built over the existing drive, it is proposed to amend the parking layout to retain 2no off road parking spaces. The parking layout would be amended with 2no off-road side-by-side parking spaces located in front of the southern (front elevation). Access/egress would be onto/from Sol Invictus Place.

3.4 In terms of biodiversity enhancement, 1no wall mounted Beaumaris wood stone bat box is proposed at high level on the western side gable elevation. Additionally, 1no woodstone bird box at high level on the eastern side gable elevation.

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

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 states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

5.5 PARKING STANDARDS SUPPLEMENTARY PLANNING GUIDANCE (ADOPTED JANUARY 2015)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection subject to conditions

The amended proposed arrangement of two parking spaces is acceptable and proportionate. The applicant should note however that it requires the footway crossing (dropped kerbs) to be extended for lawful use. This requires licence from the Highway Authority and is separate and independent of Planning.

The proposals maintain access to an area suitable for bin and bike storage.

There are no highway objections, subject to conditions.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 22.10.2025.

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size and form of the extensions are appropriate in the context of Sol Invictus Place. The proposed extension(s) are proposed on either side elevation of the dwellinghouse and will be visible from the frontage of the house and Tadia Way and Aquaduct Close.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance

(Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). The main dwellinghouse has a dual pitch roof. The proposed single storey side extension(s) would both have a dual pitch roof, contributing to a coherent development.

- 8.3 The proposed external walls of the side extension(s) would be facing brick and all windows, doors fascia boards and rainwater goods would be white UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).
- 8.4 There is currently a 2m brick wall which runs along the western boundary, fronting Tadia Way. The proposed bin store would largely be a replacement of the wall, albeit would introduce a dual pitch roof with its gable facing the adjoining pavement. Due to the irregularity of the shape of the plot, the bin store reduces by 1.4m in width from the front to the rear so the bin store will have a wedge type plan form. This is not typical but by reason of its very modest size, finish and design, will not have a harmful impact upon the wider streetscene.
- 8.5 **Residential Amenity:**
The side elevation of the nearest residential property (no.3 Sol Invictus Place) would be located 750mm from the side elevation of the proposed single storey extension at its closest point, increasing to 800mm at the rear. There are no side elevation windows at no.3 and the side extension is limited to a single storey. Given the above, it is not anticipated that the proposed side extension would adversely affect neighbouring residential amenity by means of a loss of light or an overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 The proposed bin store on the western elevation would be sufficiently far from any neighbouring dwellings and would not adversely affect neighbouring residential amenity by means of a loss of light or an overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.7 In terms of privacy, 1no triple pane window is proposed on the front elevation and 1no set of patio doors are proposed on the rear elevation of the larger single storey side extension. The front elevation window would provide views towards the front garden of the dwelling and the highway. The rear elevation window would provide views toward the rear garden, a view which can already be achieved through existing ground floor windows on the rear elevation. As such, the proposed windows would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.8 **Highways Safety:**
To accommodate the side extension, 1no of the 2no off road tandem parking spaces would be removed. To offset the loss of off-road parking, it is proposed to amend the parking layout to accommodate a second off-road space in the front garden. The application initially proposed 3no off-road parking spaces in the front garden and this arrangement was not supported by the Highways Officer due to the width of the footway crossing. Following discussion with the applicant, the width was reduced to a double width, and this arrangement is considered acceptable. The applicant is however advised that the amended layout requires the footway crossing (dropped kerbs) to be extended for lawful use. This requires licence from the Highway Authority and is separate and independent of Planning.
- 8.9 The property currently benefits from an Electric Vehicle Charging Point on the eastern (side) elevation. The EV charging point would be removed to accommodate the side extension and no details of a replacement charging point have been received. As such, it is considered necessary to impose a condition requiring details of a scheme for the provision of electric vehicle charging points, or passive provision will be added to ensure sufficient compensation.
- 8.10 **Biodiversity:**

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. The ecological enhancement proposed as part of the development is commensurate with the scheme and the implementation will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development would not harm the visual or residential amenity of Sol Invictus Place. A condition will be added to ensure the biodiversity enhancement scheme implemented, provision of parking and EV charging details. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- P01 - Site Location Plan
- P03 - Existing Elevations
- P04 - Proposed Floor Plan
- P05 - Proposed Elevations 1
- P06 - Proposed Elevations 2
- P07 - Proposed Elevations 3
- P08 - Proposed Elevations 4
- P09A - Proposed Site Plan
- 25-062 - Green Infrastructure Statement

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 external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

03 No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

04 Prior to the first beneficial use of the extension hereby approved, the replacement parking space in the front garden hereby approved shall be undertaken and surfaced in a bound material such as tarmacadam, concrete or block pavements. The parking space shall be retained as such for the lifetime of the development.

Reason: To replace lost parking provision as a result of the approved scheme and maintain off road parking provision to serve the property and prevent loose surface material/debris from being carried on to the public highway. In the interests of road safety and amenity. GP2, GP4 of the adopted LDP.

05 Prior to the first beneficial use of the extension hereby approved, a replacement electric vehicle charging point shall be installed on the property and retained as such for the lifetime of the development.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

NOTE TO APPLICANT

01 This decision relates to plan Nos: P01 - Site Location Plan, P02 - Existing Floor/Site Plan, P03 - Existing Elevations, P04 - Proposed Floor Plan, P05 - Proposed Elevations 1, P06 - Proposed Elevations 2, P07 - Proposed Elevations 3, P08 - Proposed Elevations 4, P09A - Proposed Site Plan, 25-062 - Green Infrastructure Statement.

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

04 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.