

Delegated Decision Report

Application No:	26/0476	Statutory Period Expires:	25th September 2026
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Site:	23 College Glade Caerleon Newport NP18 3TB		
Proposal:	PROPOSED CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION AND GARDEN ROOM TOGETHER WITH RELOCATION OF FRONT DOOR AND INSTALLATION OF DOOR CANOPY		
Applicant:	K Brace		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 23 College Glade is a two-storey; split level detached dwelling located in the Caerleon ward. The property occupies a corner plot between College Glade and Owen Close. Due to the topography of College Glade, the property is elevated well above the street level, and the ground level of the rear garden is higher than the ground level of the dwelling, meaning the rear garden is tiered and the front garden is sloped. At street level, the property benefits from a detached single storey garage which is forward of the principal elevation. The property has a comparable building line to its neighbour on College Glade but is notably lower than it.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey side extension is proposed, measuring 4.6m in width extending from the southeastern (side), 7.8m in depth, 2.5m in height to the eaves, 2.9m to the top of the flat roof and 3.5m to the ridge of the proposed lantern style rooflight. Externally, the extension would be brick to match the ground floor of the host dwelling. Fenestration would consist of 1no set of bifold doors on the front elevation. The extension would be set back 1.1m from the front elevation of the host dwelling. A new retaining wall is proposed adjacent to the extension between the side elevation and the southeastern (side) boundary, shared with no.21 College Glade. The wall would measure 1.1m in height for a depth of 8m and would be 300mm in width.

3.2 A garden room is also proposed in the rear garden on an existing raised terrace. The outbuilding would measure 4m in width and 3m in depth. Due to the topography of the site, the ground level of the rear garden is 1.2m above the ground level of the dwelling. The proposed outbuilding would measure 2.7m to the eaves and 3m to the top of the flat roof. Fenestration includes 1no set of patio doors on the northwest facing elevation. Due to the elevation disparity and natural topography that sees the split level dwellings with higher rear gardens, the outbuilding would appear elevated above the eaves of the host dwelling and the roof of the proposed single storey extension.

3.3 External alterations are proposed, including the relocation of the front door from the southeast facing to the northeast facing elevation and the installation a dual pitch canopy above.

3.4 In terms of biodiversity enhancement, native flowering plants are proposed in the garden to increase nectar sources for pollinating insects and the installation of an integrated bird nesting box beneath the eaves on the northwest facing gable.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
95/0911	ERECTION OF DETACHED GARAGE AT	GRANTED	08.12.1995

	FRONT OF PROPERTY	WITH CONDITIONS	
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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 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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The proposed development is not anticipated to have any highway impacts

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 16.07.2026.

7.1 NEIGHBOURS: 7no 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 extension are appropriate in the context of College Glade. The proposed extension is at the side elevation of the dwellinghouse and will be visible from the frontage of the house which is elevated above the street level however the siting is considered appropriate in the context of the dwelling.

- 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 salt box roof. The proposed single storey side extension would have a flat roof with a lantern style roof light above. Whilst this does not adhere to a coherent roof form across the frontage of the property, it is understood why a flat roof has been proposed, given the irregularity of the roof form of the host dwelling and the placement of a first-floor window on the side of the host dwelling. Although not preferable, a flat roof is not an uncommon feature for a householder single storey extension, and the harm is limited in this instance as the extension will have materials to match, will be set back and the houses have a notably horizontal emphasis accentuated by the fact they are half brick and half render. The flat roof will not appear incongruous in this context.
- 8.3 The proposed external walls of the side extension would be brick, and all windows and doors would be dark grey UPVC to match the existing dwelling and the extension would be set back 1m from the front elevation of the host dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).
- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The outbuilding would be sited in the rear garden of no.23 College Glade although due to the topographical disparity and the siting of the outbuilding, it would appear elevated above the roof of the single storey extension but is well set back and largely screened by the proposed extension. Notwithstanding this, regard has also been given to the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in relation to the siting and scale of outbuildings within the curtilage of a dwellinghouse. An outbuilding of this footprint could be sited in the rear garden without the need for planning permission. In this instance, planning permission is required owing the height reaching 3m above ground level. It is acknowledged that even if the height were to be reduced to comply with the permitted development criteria, the outbuilding would still be visible above the proposed extension. Harm is limited in this instance.
- 8.5 The House Extensions and Domestic Outbuildings SPG concludes that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape. The size, location and appearance are key to the assessment of acceptability. The outbuilding is appropriately scaled in relation to the rear garden, and an adequate area of usable garden space would be retained. In terms of appearance, the outbuilding comprises a flat roof and would be finished in composite cladding. It is considered that the outbuilding is resemblant of a typical garden structure. In terms of siting, while it is not preferable for the outbuilding to appear visible when viewed from the frontage of the property, it is acknowledged opportunities for an alternative position in the rear garden are limited due to the steep topography.
- 8.6 Regarding the relocation of the front door to the northeast facing elevation and the installation a dual pitch canopy above, it is considered that this alteration would not harm the character of the dwelling, given that the northeast elevation is oriented towards the highway and is perceivably a more prominent elevation in the context of the street scene and it is common for dwellings to have the front door and a canopy located on the principal elevation.
- 8.7 **Residential Amenity:**

The proposed extension would be set in between 1.5m and 2.1m from the shared boundary with no.21 College Glade (due to the splay of the boundary) and would measure up to 2.9m to the top of the flat roof. The shared boundary is occupied by a fence, which when measured from the ground level of no.23 would be 2m in height due to the elevation disparity between the properties. Owing to the limited height of the extension, the presence of a solid boundary treatment, the fact the neighbour is at a higher level and the set in from the boundary, the extension would not adversely affect neighbouring residential amenity by means of overbearing effect, loss of light and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 In terms of fenestration, 1no set of bifold doors are proposed on the front elevation. The windows provide views toward the front garden and the highway, a view which can already be achieved through the existing front elevation windows at ground floor level. Therefore, it is considered that the windows do not 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).

8.9 Regarding the proposed outbuilding, although this would be sited 1.2m above the GFL of the extension, the fencing along the shared boundary increases in height toward the rear and the ground on which the outbuilding would be sited is set below the ground level of no.21. This means that screening in excess of 2m occupies the boundary. The proposed outbuilding would be set in 1m from the shared boundary at its closest point and would measure up to a maximum height of 3m. Owing to the elevation disparity between no.21 and no.23, the 1m set in from the boundary and the limited height of the outbuilding, the outbuilding would not adversely affect neighbouring residential amenity by means of overbearing, nor loss of light and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.10 Fenestration on the proposed outbuilding includes 1no set of patio doors on the northwest facing elevation. These patio doors would onlook the rear garden and the shared boundary with no.1A Owen Close which is sufficiently screened by a 2m tall boundary treatment. Therefore, it is considered that the proposed doors would not 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).

8.11 **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 this development is acceptable and commensurate with the scheme. The implementation of the measures provided 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 does not harm the visual or residential amenity of College Glade. A condition will be added to ensure the implementation of the biodiversity enhancement scheme. The proposal is in accordance with Policies GP2, GP5 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

- Site Location Plan
- Proposed Elevations and Site Plan
- Proposed Ground and First Floor Plans
- 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 No window or door openings shall be formed in the southeastern (side) elevation of the outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'Green Infrastructure Statement' and 'Proposed Elevations and Site Plan' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Ground and First Floor Plans, Existing Elevations and Site Plan, Green Infrastructure Statement, Site Location Plan, Proposed Elevations and Site Plan, Proposed Ground and First Floor Plans.

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