

Delegated Decision Report

Application No:	26/0145	Statutory Period Expires:	20th April 2026
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Site:	St Helens Chapel Road Goldcliff Newport NP18 2AW		
Proposal:	PROPOSED FRONT DORMER		
Applicant:	M Griffiths		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached bungalow located within the rural village of Goldcliff in the Llanwern ward. The house faces south onto Chapel Road with off street parking and a private rear amenity space. Listed building Church of St Mary Magdalene is to the rear of the dwelling. The application site is located outside of the defined settlement boundaries, and therefore for the purpose of planning is located in the Countryside, and within a Landscape of Outstanding Historic Interest, Special Landscape Area, Archaeologically Sensitive Area, and within close proximity to the Gwent Levels SSSI.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a dormer located to the front of the dwelling. The dormer will measure 2.4m in depth, 2m in width, 1.4m in height to the eaves and a maximum height of 1.6m. Furthermore, the dormer will adopt a flat roof and will be positioned 380mm from the existing ridge and set up 1.9m from the eaves. Externally, the dormer will be constructed out of grey boarding.

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.

3.69 - A general presumption against development which is inappropriate in relation to the purposes of the designation.

3.60 - new building in the open countryside away from existing settlements or areas

allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well being outcomes.

6.3.2 The landscapes of Wales are rich and varied. Many Welsh landscapes are iconic, and a quarter of the land area of Wales is designated as either a National Park or Area of Outstanding Natural Beauty (AONB). The character and special qualities of all our places and landscapes, both urban and rural, can provide a strong sense of place, inspiration and belonging, and contribute to the distinctive cultural identity of Wales.

6.3.12 Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).

6.3.13 SLAs are non statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site.

5.3 TECHNICAL ADVICE NOTES

- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 6: planning for sustainable rural communities
- Technical advice note (TAN) 12: design

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

GP7 – General Development Principles. Development will not be permitted which would cause or result in unacceptable harm to health because of land contamination, dust, instability or subsidence, air, heat, noise or light pollution, flooding, water pollution or any other identified risk to environment, local amenity or public health and safety.

SP5 – Countryside. Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be 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.

SP8 - Special Landscape Areas. Special landscape areas are designated as follows within which proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features

H10 - Conversions in the Countryside. The proposed use is not detrimental to the character or appearance of the surrounding area or group value of adjoining buildings and does not require the provision of unsightly infrastructure.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 HENEB:

We have consulted the regional Historic Environment Record and note that the proposal is located in an area of high archaeological potential. It is within the Newport Archaeologically Sensitive Area (ASA), as well as the Gwent Levels Registered Historic Landscape, specifically the Nash/Goldcliff Character Area (HLCA001). Whilst there are no known archaeological sites within the proposed development area, there are significant structures in the immediate vicinity, including St. Mary Magdalene's Churchyard Cross, a Scheduled Monument (Cadw ref. MM313)

However, the current application is for a front dormer. Therefore it is unlikely that archaeologically significant material will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.2 Ecology:

I see that the roof of this property was extended sometime between May 2023 and May 2025 as shown in the images below, though I can't find any trace of a planning application either on iShare or the planning portal.

If bats had been roosting in the roof of this property before these works took place, they would have been disturbed by these recent alterations and likely abandoned the roost. In addition, as the proposed dormer in the current application is relatively small in scale, if bats had remained then the risk of disturbance is relatively low.

However, we can never totally rule out the possibility of roosting bats being present, so we should attach our bat advisory note as below if consent is granted.

6.3 Landscape officer:

This minor alteration to the existing dwelling would have a minor impact on landscape character or visual amenity, as it would be contained within the footprint of existing building.

Adequate compensatory planting proposals have been suggested so if these are followed through then we would have no objection. However, we would encourage the planting of a couple of native trees such as Apple, Pear or Cherry, to enhance the landscape character further, and biodiversity, this being in the Gwent Levels SSSI.

To ensure the submitted planting proposals are delivered, as well as above comments taken into consideration, further details would be required to be submitted for approval.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 02.03.26

7.1 No comments were received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing dwelling located outside of the defined settlement boundary and within the countryside. As the dwelling is existing there is no in principle objection to development ancillary/incidental to the existing residential use.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The application site is within the open countryside and within an SLA, accordingly the location and setting are considered to be extremely sensitive therefore, the standard of design for any proposed development will need to be high and clearly demonstrate that no harm would arise from the proposal in order to be considered favourably. The existing bungalow is surrounded by predominantly residential dwellings. Therefore, any alteration must be appropriate for its context in terms of scale, design and material finishes ensuring they do not adopt an overly different appearance as this would undermine the current street scene currently experienced in the area. As well as this, LDP Policy SP5 relates to development in the countryside and states that development beyond the defined settlement boundaries will only be 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.

8.2.3 The adopted House Extensions and Domestic Outbuildings SPG states that a dormer should be set back at least 50.00 centimetres from the eaves of the existing building and it should also be set down at least 50.00 centimetres from the ridge of the existing roof. As well as this, the SPG states that a dormer that has a wide flat roof is unlikely to be acceptable. It is noted that the proposed dormer complies with the set back from the existing eaves of the dwelling, however, it is only set down from the existing ridge by 380mm. Furthermore, while the proposed dormer adopts a flat roof, the overall scale is limited, therefore it would appear appropriate on the dwelling and deemed visually acceptable as is of very modest scale. Moreover, it is acknowledged that a similar type of development has been constructed on Chapel Road at The Meadows, therefore any impact felt as a result of the proposed development would be lessened further as a result. The development will be readily visible from the public realm but will not appear as an incongruous or unduly dominant extension. As a result, the proposed dormer is considered to be in accordance with policy GP6 and SP5.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the roof and the dormer will face onto the street scene. However, the overall scale and siting of the proposed dormer would result in a development that is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact and therefore in accordance with Policy GP2 of the LDP.

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. In this case a bird and bat box has been proposed and this is considered to be appropriate when considering the scale and context of the development.

8.5 Landscaping/ Trees:

8.5.1 Due to the location of the dwelling the landscaping officer was consulted on the application but the proposal will have a negligible to nil impact on landscape character.

8.6 Ecology:

8.6.1 The Ecology officer was consulted on the application and noted that the dwelling has had previous significant rear roof work and if bats were roosting in the roof before this works, they would have been disturbed and abandoned their roost. In addition, they stated that the proposal is limited in scale and there is a low risk of disturbance. As a result, no objection has been raised.

8.7 Archaeology:

8.7.1 The application site is within an Archaeological Sensitive Area as well as the Gwent Levels Registered Historic Landscape, specifically the Nash/Goldcliff Character Area, however as the proposal is limited in scale and at roof level, there is no archaeological impact.

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 has been assessed in accordance with relevant local and national planning policies and is found to be compliant. It is considered to be in keeping with the character and appearance of the host property and would not result in any unacceptable impact on residential amenity. As such, the proposal is granted subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site Location and Block Plans SD1169 00, Proposed Elevations SD1169 01B, Existing and Proposed Floor Plans SD1169 03, 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.
2. The biodiversity enhancement scheme as shown on approved plan Proposed Elevations SD1169 01B and Green Infrastructure statement 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 Location and Block Plans SD1169 00, Proposed Elevations SD1169 01B, Existing and Proposed Floor Plans SD1169 03, Green Infrastructure statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, GP7, SP5, SP7, SP8 and H10 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 The Permission only relates to the development in the description and does not include the existing rear dormer.

05 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.