

Delegated Decision Report

Application No:	25/0117	Statutory Period Expires:	3rd June 2025
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Site:	6 Lulworth Road, Caerleon, Newport, NP18 1QE		
Proposal:	SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS, LOFT CONVERSION AND EXTERNAL ALTERATIONS TO CREATE 2NO PARKING SPACES		
Applicant:	D Leith		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 6 Lulworth Road is a 2no storey terraced house in the Caerleon ward. There is a small front driveway forward of the front garden. Nearly all properties on Lulworth Road display single storey rear extensions with lean-to roof forms. No6 retains an existing small single storey rear extension. The site is located in the Caerleon Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing rear extension and erect a single storey rear extension, 2no rear dormers and 2no roof windows on the front elevation. The rear extension will measure 4.9m in width, 3.2m in depth and 2.6m to the fascia. It is proposed to change the rear elevation external walls of the main dwellinghouse to a smooth faced Lime Render. The extension is proposed to match this. The rear dormers are proposed to measure 2.1m in depth and 1.4m in maximum height. The dormers are of different widths, measuring 1.7m and 2.1m. They will also match the proposed smooth faced Lime Render. The low brick wall at the front of the house is proposed to be moved further backwards, toward the house, away from the highway.

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)

- GP2 (General Amenity)
- GP6 (Quality of Design)
- CE4 (Archaeology)
- CE7 (Conservation Areas)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

I have no objections in principle to the works proposed to the property after confirmation that there is no landscaping to the front of the property. The updated information is acceptable and I am happy for the application to be approved.

Following re consultation, I have no objections to the amendments and would support the application.

6.2 Glamorgan GWENT Archaeological Trust:

The information in the Historic Environment Record (HER) curated by this Trust indicates the proposal is within an area of high archaeological potential, within the Newport Archaeologically Sensitive Area (ASA). It is also situated southeast of the Roman Legionary Fortress of Isca, on the route of the Roman road that linked the fortress with the Roman settlement at Bulmore. An area of civilian settlement was focused on this Roman road, which exited the Fortress, crossing the River Usk by bridge, and then proceeded along the line of the current Isca Road until it divided close to the modern junction of the Isca and Bulmore Roads. The road continued to be used throughout the medieval period and onwards. Recent archaeological work has revealed remains of Roman buildings, pottery and other finds of Roman date, and also medieval remains in this part of Caerleon.

Whilst we note the relatively limited scale of the groundworks and the at least partially disturbed nature of the area, there is the potential for encountering archaeological material during the course of the application.

Therefore, whilst we note the current amendments, it remains our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members. This is consistent with previous applications in the vicinity.

We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

6.3 Highways Officer: No objections –

The proposals do not incorporate any changes in bedroom number or parking provision. It is not clear if the bin and cycle provision is existing or proposed, but both should be secured by way of condition if not existing provision.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 25.02.2025.

7.1 NEIGHBOURS: 6no neighbours were consulted, sharing a common boundary and opposite, and no response was received.

8. ASSESSMENT

- 8.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity, in order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).'

The proposed single storey rear extension has a lean-to roof form which would adhere to a coherent roof form across the rear of the property. This is acceptable.

- 8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In all but exceptional circumstances, the external materials of an extension should be consistent with those of the existing building.'

The materials match the proposed changes to the external walls of the rear elevation and are therefore acceptable.

- 8.3 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The 45° test is required where any extension from an existing building line affects a protected window, that is it is required except when the 25° test applies'

The rear extension faces a building or relevant structure and therefore, the 25° test is required. The neighbouring property, No. 7, has a ground floor window on the side elevation of its rear extension and the proposed extension would project towards the existing protected windows. For the 25° test, a notional line was drawn from the horizontal at 25° at a point 2m above ground level in the centre of the protected window, which appeared to serve a habitable room. The extension passed the 25° test and as such, it is not considered that the neighbouring property would be affected by means of a loss of daylight and overbearing effect.

There is a door in the rear elevation of No. 7 that the proposed extension would project beyond. As it does not face the door, the 45° test would be required. The extension failed the plan test and passed the elevation test and as such, does not adversely affect the neighbouring property by means of a loss of daylight and overbearing effect.

No. 8 retains an existing rear extension along the boundary between the neighbouring properties. This would exceed the height of the proposed extension at No. 6 and therefore the proposed extension would not adversely affect any windows in the rear elevation of No. 8 over and above the existing extension.

- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'In order to preserve residents' privacy in their homes, suitable separation distances must exist between new protected windows and the protected windows in neighbouring houses. Windows in an extension must therefore be positioned carefully.'

The rear extension is acceptable in this regard. A 4no pane timber bifold patio door is proposed on the rear elevation and 2no rooflights are proposed on the roof. The proposed dormer windows are acceptable as they face the applicant's rear garden and do not afford views into any protected windows. Therefore, they do not cause a loss of privacy to neighbouring properties. They would not appear incongruous as they are on the rear elevation and not visible from a public vantage point. They are of modest scale and are appropriately sited on the rear roof plane.

The roof at the front elevation proposes 2no rooflights which are considered to be acceptable as the property faces a car park and therefore does not look into any protected windows. Therefore, there is no loss of privacy to neighbouring properties.

- 8.5 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'The size and form of every extension should be appropriate to the main building and the space around it'

The rear extension would not be visible from any public vantage points. The size and form of the extension would be appropriate to the main dwelling. An adequate garden space would be maintained. The dormers are also of acceptable scale, proportions and on the rear roof slope so do not appear prominent.

- 8.6 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'A roof extension (other than a hip-to-gable extension) that projects beyond the plane of an existing roof slope that faces a highway is unlikely to be acceptable.'

The proposed dormers are on the rear elevation which does not face a highway and therefore this is acceptable.

- 8.7 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'Two narrow dormers may be preferable to a single wide dormer.'

2no narrow dormers are proposed and therefore this is acceptable.

- 8.8 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states:

'A dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof.'

The dormer is set back more than 50cm from the eaves. The roof of the dormers are slanted upwards, and they are set down more than 50cm from the ridge of the main dwellinghouse.

- 8.9 The low wall at the frontage of the property is proposed to move further back towards the front elevation of the house by 1.3m. The wall is proposed to retain the existing dimensions, 0.7m in height and 3.7m in width, and will be 4.9m from the highway. The materials, which are currently facing brick to match the property, are proposed to be retained. The wall will not exceed the height of the boundary fence between No 5 and No 6 and therefore, there will be no overbearing impact or loss of daylight. The fence will not have a harmful impact on visual amenity over and above the existing impact and will likely reduce any impact from the highway, by way of its increased gap from the highway.

- 8.10 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. Woodstone birdboxes are proposed on the front and rear elevation.

- 8.11 As the site is in a conservation area, the development is required to preserve or enhance the character or appearance. The works are acceptable in terms of visual amenity and will preserve the character and appearance of the Caerleon Conservation Area.

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 is acceptable in terms of visual and residential amenity and does not adversely impact the character and appearance of the Caerleon Conservation Area. Therefore, planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- MSP4255.01B Location and Block Plan
- MSP4255.03D Proposed Floor Plans and Elevations
- MSP4255.04B Section A-A
- MSP4255.05 Front Amenity Plan and Garden Wall Details

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 ARCHAEOLOGICAL CONDITION

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

03 BIRD BOX CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the bird box shall be installed in accordance with MSP4255.03D and retained for the lifetime of development.

Reason: In the interest of biodiversity.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- MSP4255.01B Location and Block Plan
- MSP4255.04B Section A-A
- MSP4255.02A Existing Survey Drawing

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE4, GP2 and GP6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.