

Delegated Decision Report

Application No:	25/0142	Statutory Period Expires:	20th May 2025
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Site:	Swallow Chase Tregarn Road Langstone Newport NP18 2JS		
Proposal:	EXTENSION TO GARAGE SPACE		
Applicant:	C Davies		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Swallow Chase is a detached 2no storey property situated in the Bishton and Langstone ward. The property benefits from a large driveway, obstructed from view by a surrounding hedge on a low brick wall. There is an existing attached garage at the front elevation which does not currently protrude further than the main dwellinghouse. Properties on Tregarn Road are generally detached and set back significantly from the highway with extensive driveways. Few display alterations to the front and rear elevation, although those that do are visible from the street scene. Many of the properties on Tregarn Road display canopies or porches at their front doors and have attached garages at the frontage of the property. The property is currently being extended pursuant to a previous permission with significant works ongoing at time of site visit. These works will alter the property in design and scale.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to extend the existing garage forward, at the front elevation. The extension will measure 7m in width, 3m in depth, 2.2m to the eaves and 2.4m to the top of the flat roof. All materials are proposed to match the existing property. The garage door is proposed to be removed and a new entrance is proposed on the side elevation. A wash station is proposed in front of the proposed garage as well as remote electric gates along the driveway and to the entrance. The frontage of the property is proposed to extend the existing hedge towards the house, shielding the garage from public view. The existing hardstanding is proposed to extend along the driveway and curve around the proposed soakaway basket system.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0125	TWO STOREY REAR EXTENSION AND ALTERATIONS	GC	27.03.2007
07/1098	ALTERATIONS TO FRONT BOUNDARY WALL AND FRONT DRIVEWAY	GC	19.11.2007
09/0889	PROPOSED EXTENSION TO EXISTING GARAGE	GC	28.09.2009
18/0615	ALTERATIONS TO ROOF AND INCREASING ROOF HEIGHT TO PROVIDE ADDITIONAL BEDROOMS INCLUDING NEW DORMER WINDOWS, GABLE FEATURES WITH FIRST FLOOR BALCONIES	GC	05.09.2018
19/0797	NON-MATERIAL AMENDMENT TO APPLICATION 18/0615 FOR ALTERATIONS TO ROOF AND INCREASING ROOF HEIGHT TO PROVIDE ADDITIONAL BEDROOMS INCLUDING NEW DORMER WINDOWS, GABLE FEATURES WITH FIRST FLOOR BALCONIES - AMENDMENT TO INCLUDE A CHANGE OF ROOF SHAPE TO INCLUDE A FLAT ROOF SECTION.	AC	22.08.2019

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)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

I would not ask for a bat survey to support this application as the proposed works are minor in relation to the existing building, which is of relatively recent construction. However we can never totally rule out the presence of bats, so we should attach our Bat Advisory Note as below, if consent is granted.

I am concerned at the apparent removal of the conifer hedge and what looks to be a young Yew tree in the front garden of the property, to accommodate alterations to the driveway. These features may support nesting birds, and the Applicant should be advised that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Any biodiversity enhancement scheme required by planning condition should seek to compensate for any loss in nesting habitat, and result in an overall net benefit.

6.2 Highways Officer: No objection –

Based on the assumption that the garage remains for use ancillary to the residential property and noting that there is no effective increase in parking space, we would not offer any objection.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 14.03.2025.

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

7.2 COMMUNITY COUNCIL: Langstone Community Council were consulted, and no response was received.

8. ASSESSMENT

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

'A front extension, as distinct from a porch, will be considered for approval only if it would restore symmetry to a pair of semi-detached houses and/or occupy a streetscape that lacks regular front building lines and architectural consistency.'

The houses on Tregarn Road are detached and display different architectural designs. Swallow Chase is set in line with its neighbouring property. The house is large in scale and being extended. The proposal is relatively modest in comparison but protrudes from the front elevation where extensions can be more sensitive and prominent. However, it will not be visible from the highway due to the significant setback and surrounding hedge which is shown as retained. With the matching render and roof materials to the original dwellinghouse along with the sloping roof design, it will be sympathetic in design terms. This is acceptable and in line with the SPG.

- 8.2 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 existing garage feature to the front of the dwelling is canopied by the hipped roof of the main dwellinghouse. The proposed garage extension has a lean to roof form, which partially matches the roof form of the main dwellinghouse. This is not visible from a public vantage point and therefore does not harm visual amenity and is acceptable.

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

'Front extensions, as distinct from porches, are unacceptable in principle because they tend to be very prominent in a streetscape. Only rarely will the council consider allowing proposals of this nature.'

Swallow Chase is set back approximately 20m from the highway and is obstructed from view by a hedge over a low brick wall. Therefore the extension would not be visible in the streetscape and would not be harmful.

- 8.4 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 are compatible and acceptable for the proposed front extension.

- 8.5 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 front extension does not face a building or relevant structure and therefore, the 45° test is required. The neighbouring property has a ground floor window on the front elevation. For the plan view test, a notional line was drawn at 45° from the centre of the affected window. For the elevation view test, a notional line was drawn from the centre of the protected window at 45°. An extension which fails both tests could be deemed unacceptable. The extension

passed the elevation test and failed the plan test. While the extension is of considerable length, it would not surpass the boundary treatment and therefore would not give rise to overbearing effect. It is considered that the proposal would not cause demonstrable loss of light from the protected windows of the neighbouring properties.

- 8.6 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 front extension is acceptable in this regard. A 2no pane window and garage opening are proposed on the side elevation of the front extension. These face the neighbouring property from a considerable distance of at least 34m, which is protected by the boundary treatment. Therefore, the proposal is not considered to cause a loss of privacy.

- 8.7 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'

While the proposal is of a shallower roof form and large depth, the width is commensurate with the main dwellinghouse, there is adequate garden space remaining, and the extension will not be visible from a public vantage point. This is acceptable.

- 8.8 Part of the driveway is proposed to be converted to a soakaway basket system, wherein the levels will be lowered by 1m and continue to slope downward towards the highway. The retaining wall is proposed to level the driveway following advice from structural engineers.

- 8.9 The proposed extension of the existing hardstanding will be of matching materials and will be obscured from view by the existing hedge. The driveway will be reconfigured and will result in a loss of lawn space. While the lawn space adds a pleasant amenity to the house, it will not be visible from the street scene and will therefore not harm the visual amenity of the street scene. The plans also propose for the existing shrubbery to be relocated to the area of the drive containing the soakaway. The hardstanding will be in keeping with the character of the property due to matching materials and not visible from the highway. Therefore, this is acceptable.

- 8.10 Electric gates are proposed at the frontage of the property, which will be visible from a public vantage point. The plans demonstrate that the gates will not open past the curtilage and therefore do not cause an issue of safety to pedestrians and do not harm residential amenity.

While the gates are partially visible from the highway, they are somewhat set back and surrounded by hedging to reduce the dominance of the gates on the streetscene. Therefore, this is in line with policy GP2 and GP6 and is acceptable.

- 8.11 The ecology officer has offered comments on the removal of a conifer hedge and young Yew tree, advising that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. Therefore, any biodiversity enhancement scheme required by planning condition should seek to compensate for any loss in nesting habitat, and result in an overall net benefit.

- 8.12 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. This can be secured by condition.

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 front extension is acceptable in terms visual and residential amenity. 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:

- Proposed Existing Plans Elevations received 22/04/2025

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 ECOLOGICAL ENHANCEMENT CONDITION

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. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 RETAINING WALL CONDITION

No development, other than demolition, shall commence until full details of the proposed retaining wall(s), detailing materials/finishes, have been submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be constructed in accordance with the approved details prior to the first occupation of the associated dwelling and retained thereafter.

Reason: To ensure the development is completed in a satisfactory manner. GP6 of the adopted LDP.

04 GATES CONDITION

No development, other than demolition, shall commence until full elevation details of the proposed electric gates and any associated supports have been submitted to and approved in writing by the Local Planning Authority. The gates and associated development shall be constructed in accordance with the approved details and retained thereafter.

Reason: To ensure the development is completed in a satisfactory manner. GP6 of the adopted LDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Proposed Existing Plans Elevations received 22/04/2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies 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 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 in a fine and/or imprisonment.