

Delegated Decision Report

Application No:	25/0869	Statutory Period Expires:	28th November 2025
-----------------	---------	---------------------------	--------------------

Site:	17 Hathaway Street Newport South Wales NP19 0FQ		
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION		
Applicant:	M Jones		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 17 Hathaway Street is a two-storey semi-detached dwelling located in the Liswerry ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey side extension is proposed, measuring 3.5m in width (reducing to 2.9m at the rear due to the boundary) from the western side elevation, 4.8m in depth, 2.8m in height to the eaves and 3.8m in height to the ridge of the false pitch roof and 3m to the top of the flat roof. The false pitch roof would be slate and the external walls would be finished in grey paint on sand/cement render to match the existing dwelling. Fenestration would include 1no triple pane grey UPVC window on the front elevation and 1no set of French doors in white UPVC on the rear elevation.

3.2 The extension would replace an existing garage which measures 3.7m in width at the front, reducing to 2.7m in width at the rear, 4.8m in depth and 2.7m to the top of the rear flat roof. Externally, the garage is finished in grey wall cladding with a black 'up and over' style garage door.

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)

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

The proposals appear to replace a garage. The structure appears large enough to be a garage and has a suitable door. The plans do not allow accurate measurement, and no dimensions are shown.

The applicant suggests that the area cannot be used for parking but doesn't set out why not. This information may help. If there is no loss of parking the only issue is loss of access to the rear and bin/cycle storage.

The applicant states that there is no shortage of parking on street but does not support this claim. Whilst we have no specific concerns around parking, we cannot confirm the current situation but note that many properties have some off-street parking on this road.

In summary the proposals do not appear to be compliant with parking, cycling or bin storage policies.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.10.2025.

7.1 NEIGHBOURS: 4no 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 Hathaway Street. The proposed extension is at the side elevation of the dwellinghouse and will be visible from the frontage of the property. Currently there is a flat roof garage that spans from the side elevation to the side boundary. The proposal will largely be built over the existing built footprint of the garage albeit, the width would marginally be reduced.

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 hipped roof form. The proposed single storey side extension would have a false pitch roof fronting the highway and a flat roof for the remainder. Whilst this does not strictly adhere to the guidance in the SPG, it is not incongruous as a result and is considered an improvement over the existing flat roof garage.

8.3 The proposed external walls of the side extension are proposed to be render painted in grey and all windows, doors fascia boards and rainwater goods would be UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic

8.4 Residential Amenity:

The nearest neighbouring property to the development is no.8 Loftus Grove which is 6m away from the shared side boundary with no.17 Hathaway Street which is currently occupied by a 2m feather board fence with approximately 500mm of trellis fencing above. The extension is limited to a maximum height of 3.8m to the ridge of the false pitch roof and 2.8m for the remainder and would largely replace an existing structure which protruded closer to the boundary. Given the above, it is not anticipated that the 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).

- 8.5 In terms of privacy, 1no triple pane window is proposed on the front elevation and 1no set of French doors are proposed on the rear elevation of the proposed extension. The front elevation window would provide views towards the front garden of the dwelling and the highway, a view which can be achieved through existing front elevation windows. The patio doors 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).

8.6 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. No ecological enhancement is proposed as part of the development. Nevertheless, it is considered that given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.7 Highways Safety:

The Council's Highways Officer has noted that the proposals would replace a garage. Notwithstanding this, the internal measurements of the garage do not meet the minimum standards as identified by the parking standards SPG (3m x 6m). The existing garage measures 3.7m at the front, reducing to 2.7m in width at the rear and 4.8m in depth. As such the proposals do not reduce the availability of off-road parking at the property. The Highways Officer has also noted that the proposal would result in the loss of access to the rear and bin/cycle storage. Nevertheless, it is considered that provision for cycle/bin storage could be made in the front garden, and it is unreasonable to refuse the application solely on this reason. Although not SPG compliant, the proposal is considered acceptable in this instance.

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 Hathaway Street. A condition will be added to ensure a biodiversity enhancement scheme is submitted. 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:

- KD2034 2 - Proposed Floor Plan and Elevations.

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 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: KD2034 2 - Proposed Floor Plan and Elevations, KD2024 1 - Existing Floor Plan and Elevations, Design Statement, Site Location Plan.

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.