

Delegated Decision Report

Application No:	25/0724	Statutory Period Expires:	24th November 2025
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Site:	15 Lyndon Way Rogerstone Newport NP10 9GZ		
Proposal:	PROPOSED SINGLE STOREY FRONT EXTENSION		
Applicant:	H Satherley		
Type:	Full	Ward:	Rogerstone East
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey mid-terraced property located on Lyndon Way, a purpose-built residential development adhering to the Radburn Principle with housing fronting communal pedestrianised areas/paths and vehicular parking/access located to the rear. The houses have limited fenestration details, a mono-pitched roof design and an enclosed rear amenity space that backs onto the communal parking area. Some of the terraced houses within the vicinity benefit from two storey front extensions with minimal fenestration. The front elevations of the properties face onto a woodland and a pedestrianised path to the North East, whilst the South West rear elevations face toward terraced housing. There is a TPO woodland and SINC to the North West of the site.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the removal of an existing single storey porch, and replacement with a single storey flat roof front extension to facilitate a hall, an office and a wet room. 3no. roof lights are proposed within the roof and a single doorway proposed on the North West side elevation. A parapet wall is proposed to hide the projection from the roof lights. It is proposed to finish the extension in textured render and painted to match that of the existing dwellinghouse.

H: 3.3m to parapet.

W: 7.5m.

D: 4m.

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 Technical Advice Notes:

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 12: design

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Highways: The proposals do not impact highway, there are therefore no objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24/10/2025. The Site Notice was published on 28/10/2025.

7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. A full evaluation is carried out below.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The House Extensions and Domestic Outbuildings SPG advises that front extensions, other than porches, are generally unacceptable as they are often visually prominent within the streetscape. Exceptions may be made where they restore symmetry to semi-detached dwellings or are located on streets with irregular building lines and varied architecture. In this case, the existing porch has been removed to accommodate a front extension.

Although the development is not highly visible from the highway, a public footpath runs along the front of the properties, providing public views. The proposed design appears dominant in scale and massing, particularly when comparing the existing footprint of the dwelling to the proposed footprint. The proposed flat roof is not consistent with the character and appearance of the area, and it will have an unacceptable adverse visual impact that further exaggerates the bulky form of the extension which the parapet fails to mitigate for the scale and design. Moreover, the extension would project further beyond the building lines of the two-storey front extensions at Nos. 16 and 13 and would occupy the majority of the front garden, bringing the built form in close proximity to the public footpath. It is considered the extension would be overdevelopment with the plot. The proposed extension by reason of its scale and position would result in an incongruous addition that is out of sync with the existing built form resulting in an unacceptable visual impact that is harmful to the character and appearance of the area.

- 8.2.2 When compared to nearby properties, it is noted that within the terrace, there is some form of symmetry with 2no. houses containing two storey front extensions, and 2no. houses containing single storey porches, including the application site. While the front elevations of these houses have limited architectural merit, an extension of this massing would not restore any symmetry or be sympathetic to the surrounding development. The extension would introduce a large, blank façade with minimal fenestration, resulting in a stark and bulky appearance contrary to the SPG and Policy GP6 and failing to meet the place making objectives contained within the LDP, TAN 12 and PPW12.

8.3 Residential Amenity

- 8.3.1 When assessing the amenity considerations to neighbouring properties, the House Extensions and Domestic Outbuildings SPG sets out loss of daylight tests to habitable windows. The 45° test is required where any extension from an existing building line affects a protected window. There are limited windows on the front elevations of the neighbouring properties, however, the closest window which could be affected is at the ground floor of 16 Lyndon Way as shown below. This is a small window; however, it is unknown if this is a habitable room. It is considered reasonable to assume that the window serves a utility room as it does within the application site. The window fails the plan view test, however, passes the elevation test against the extension. Therefore, given one test is passed, this is deemed acceptable, and the development would not adversely impact neighbouring properties in respect of loss of light or outlook.

16 Lyndon Way ground floor window in red:



8.4 **Movement**

- 8.4.1 The Local Highways Authority were consulted on the application and have no objections, as the proposal would not impact upon vehicular movements. Additionally the proposed development would not have any undue impact upon pedestrian movements along the adjacent footpath, accordingly the proposed development is considered to accord with the requirements of LDP Policy GP4.

8.5 **Biodiversity**

- 8.5.1 It is noted there is a TPO woodland and SINC to the North West of the application site. Given the distance, the extension would not hold an adverse impact on the setting.
- 8.5.2 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given the scale of development, a GI statement is not required in this instance.
- 8.5.3 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 enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, this can be secured via 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 Overall, the proposed front extension would appear dominant in scale and massing and would pose as overdevelopment within the plot. The development would not appear sympathetic within the building line and would create a stark, bulky development contrary to Policy GP6 and the House Extensions and Domestic Outbuildings SPG. For these reasons, the application is refused.

11. **DECISION**

REFUSED

01 The proposed front extension, by reason of its scale and location, would appear bulky and obtrusive, resulting in overdevelopment within the front garden of the site, creating demonstrable harm on the character and appearance of both the host property and wider area. The proposal does not accord with policies GP6 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015) and the House Extensions and Domestic Outbuildings SPG (2020) and fails to meet the place making objective contained within Technical Advice Note 12: Design and Planning Policy Wales 12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised Site Location Plan; DR01 - Existing/Proposed Floor Plans and Elevations/Sections;

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, 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.