

Delegated Decision Report

Application No:	25/0998	Statutory Period Expires:	25th January 2026
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Site:	1 Nant Coch Rise Newport NP20 3SG		
Proposal:	REAR SINGLE STOREY EXTENSION AND RAISED PATIO		
Applicant:	R Gough		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a detached dwelling located on Nant Coch Rise in the Allt-yr-Yn ward. Nant Coch Rise is a modern purpose-built residential development within a wider residential area inside of the defined settlement boundary. The property occupies a corner plot at the entrance to the development and benefits from a detached double garage and driveway to the front and a private rear amenity space.

2.2 The topography of the area is such that the rear garden area slopes down away from the dwelling. In the area corner of the plot is a mature tree protected by a Tree Preservation Order (ref: 07/2001).

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey rear extension. It would measure 3m in depth, 7.13m in width, and 2.63m in height. The extension would have a flat roof. It also proposed for a window alongside 3 bi folding doors located on the rear elevation and a double bi folding door on the side elevation facing Nant Coch Drive. the external materials are proposed to match the existing dwelling.

3.2 In addition to the extension it is proposed to construct a raised patio immediately off the proposed extension. This would measure 4m in depth and have a supporting wall measuring 0.99m (max) in height.

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 Note 10: Tree Preservation Orders

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)

5.5 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Landscaping Officer: *Details of all hard landscape (sustainable/recycled would be preferable) materials should be submitted for approval, to include:*

- *Surfacing and build-up*
- *Boundary treatment*
- *Enclosures*

In addition to the wildlife planter further tree and shrub planting to compensate for the additional built form should be proposed and details submitted for approval to include:

- *Species*
- *Size*
- *Position*
- *Spacing*

It is noted that there is an existing tree in the rear garden which is protected by a Tree Preservation Order. Evidence that this tree will either not be impacted by the development and/or suitably protected to BS5837, should be submitted for approval.

6.2 Tree Team: *I have reviewed the documentation and am happy for them to proceed on the basis of the provided method statement. And the project arborist will need to submit a watching brief on an agreed schedule to confirm compliance.*

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 26.12.2025. One objection has been received raising concern that the bi-fold doors and raised patio area would give rise to an increased level of overlooking and have an unacceptable impact upon privacy levels.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surround space. In this case, the extension would be positioned to the rear but would be partially seen from Nant Coch Drive and Nant Coch Rise. It is considered that the extension would not be overly obtrusive and be appropriate in size to the main building. Additionally, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.
- 8.2.2 The SPG also advises that an extension adopts the roof form of the host dwelling. In this case the roof does not adopt that of the host dwelling. However, it is not considered that the proposals would detract from the character and appearance of the street scene or host dwelling. Additionally, the materials of the proposed development would also match that of the existing dwelling therefore raising no concern in respect of visual impact or impact upon the character and appearance of the area.
- 8.2.3 It is therefore considered that the proposed development would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.3 Residential Amenity

- 8.3.1 The host dwelling is detached and due to its position does not have any immediately adjacent neighbouring properties. Additionally, the rear boundary is approximately 16m from the closest neighbour at 2 Nant Coch Rise and faces the neighbouring garage. It is considered that the proposed extension by virtue of its scale, design and position would not harm the residential amenity by way of overshadowing or result in an overbearing impact.
- 8.3.2 One neighbouring occupier on Nant Coch Drive has expressed concern regarding a loss of privacy to their main living area due to the raised patio and extension. It is considered that due to the existing boundary wall and vegetation, and the distance between the two dwellings, the development would not result in any unacceptable loss of privacy or give rise to a level of overlooking that would warrant concern or the refusal of this application.

8.4 Landscaping/ Trees

- 8.4.1 A mature tree covered by a TPO is located within the rear corner of the plot, accordingly, this application is supported by a Tree Survey that includes an Arboricultural Method Statement. The survey/statement outlines the methodology that will be adopted to implement the development and measures taken to ensure that the tree is protected during construction and that the development would not have any long term impact upon the health or longevity of the tree. The details have been

considered by The Councils Tree Team who raise no objection to the development subject to conditions.

- 8.4.2 The Councils Landscape Officer has been consulted on this application and raises no objection to the proposed development. Due to the scale, design and position of the proposal it is not considered that there would be any unacceptable harm caused to the landscape character of the area as a result of the development.

8.5 **Biodiversity**

- 8.5.1 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.
- 8.5.2 In this case, the application is supported by a Green Infrastructure Statement that is proportionate to the scale/nature of the development in accordance with the requirements as set out within Chapter 6 of PPW12 and contains details of a biodiversity enhancement consisting of the erection of a bat box on the dwelling and native pollinator planting. The GIS and biodiversity enhancement are considered to be suitable relative to the constraints of the site and proportionate to the scale/nature of the development.

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 would not have a detrimental impact upon visual amenity, character and appearance of the surrounding area, would not prejudice the living conditions of neighbouring occupiers or biodiversity and tree health. Therefore, the application is granted with conditions.

11. DECISION GRANTED WITH CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents <Tree Report, SD1140 P 02i Proposed Plans 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 biodiversity enhancement scheme as shown on approved SD1140 P02i Proposed Plans and Elevations shall be undertaken 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).
- 03 No operations of any description, (this includes all forms of development, temporary construction access, soil moving and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection within the development, until a detailed Arboricultural Watching Brief has been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect important landscape features within the site.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Tree Report, SD1140 P 02i Proposed Plans and Elevations

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.