

Delegated Decision Report

Application No:	26/0080	Statutory Period Expires:	31st March 2026
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Site:	27 St Brides Gardens Newport NP20 3AU		
Proposal:	RETROSPECTIVE APPLICATION FOR CONVERSION OF EXISTING CONSERVATORY TO SOLID WALL REAR EXTENSION, PROPOSED DORMER EXTENSION, SINGLE STOREY SIDE EXTENSION AND FRONT PORCH, AND CONSTRUCTION OF A SHED TO THE REAR WITH ASSOCIATED EXTERNAL ALTERATIONS		
Applicant:	M Grzegorz Ukrynczuk		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application is submitted on a part retrospective basis with the conversion of the existing rear extension having been already carried out. The other works as listed within the description of development are proposed.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a semidetached bungalow located in Gaer ward, on St Brides Gardens a no-through residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking part retrospective consent for the conversion of the existing conservatory located on the rear elevation, measuring at 5m in width, 3.2m in depth, have a height of 2.57m to the eaves and a maximum height of 3.2m. Externally, the extension walls will be constructed of facing brickwork and sand cement render painted off white to match existing. As well as this, a proposed shed will be positioned off the rear of the extension and will measure 2.8m deep, 2.3 high and 2.8m in width.
- 3.2 The proposal is also seeking consent for a single storey side extension on the southern elevation of the dwelling. The extension will measure 7.1m deep, 2.4m wide, 2.5 high to the eaves and a maximum height of 3m. Furthermore, the extension will be set off 960mm from the original dwellings front elevation and 1.1m from the common boundary. Externally, the development will adopt a lean to roof and will be constructed of facing brickwork.
- 3.3 A loft conversion with a rear dormer is proposed. The proposed rear dormer would measure 5.2m in width, 1.9m in height to the eaves, a maximum height of 2.1m and 4.3m in depth. The proposed dormer would be set back 950mm from the eaves of the roof and set down 420mm from the ridge of the roof. The external materials are proposed to be grey Viero Cladding. In terms of fenestration, 2no white framed UPVC are proposed on the rear elevation of the proposed dormer and 2no velux rooflights are also proposed in the front roof slope.
- 3.4 The proposal includes the construction of a front extension that measures at 3.1m deep, 2.8m wide, 2.3m high to eaves, a maximum height of 3.55m and will be constructed of facing brickwork to match the existing dwelling

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. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The only highway related impact is the need for an additional parking space. It appears this can easily be provided, but it will require a footway crossing (dropped kerb).

The applicant should note that the crossing also requires permission from highways which is separate and independent of planning permission.

In conclusion there are no highway related objections, subject to the following conditions.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 6.02.2026. No comments received.

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:

Rear Extension and shed:

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties

and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building. While the proposal will adopt a flat roof that connects to the existing bungalows roof, the external finish of the extension is to be facing brickwork and sand cement render painted off white and the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP6. Furthermore, the proposed shed is located in the rear garden of the dwelling and will not be readily visible from the public realm and therefore, any visual impact is not considered to prejudice the character and amenity of the area.

Rear Dormer:

- 8.2.2 The House Extensions and Domestic Outbuilding SPG states that a dormer should be set back at least 50cm from the eaves of the existing building and set down 50cm from the ridge of the existing roof. The SPG also states that a dormer with a wide flat roof is unlikely to be acceptable. It is considered that the proposed dormer on the rear roof plane is to be set down from the ridge in accordance with the requirements of the SPG but will not be set from the eaves by at least 50cm. Furthermore, the dormer will adopt a flat roof. However, the overall scale and siting of the dormer to the rear, the development will not be readily visible from the public realm. As a result, it is considered acceptable with no adverse impact to the visual amenity or character of the area.

Side extension:

- 8.2.3 The subject of the application is a side extension that will be located on the Southern elevation of the dwelling. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. However, the development is proposed to be set back from the front elevation of the dwelling and will be offset from the common boundary with No. 28. The external finishes are proposed to match the existing dwelling which results in a coherent visual impact. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

Single storey front extension:

- 8.2.1 The House Extensions and Domestic Outbuildings SPG states that front extensions, unlike porches, are generally unacceptable due to their prominence within the streetscene. Exceptions may be made where the street lacks a consistent building line or architectural uniformity. The proposed front extension would project from the existing dwelling. The part of St Brides Gardens where the dwelling is positioned does not comprise of a regular pattern of development, and several properties have smaller front extension / porches. Therefore, the proposed extension would not appear out of place within the streetscene. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 Residential Amenity:

- 8.3.1 The proposed extension would result in an enlargement of the existing footprint/ built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. However, while the extension is proposed to be positioned close to the common boundary with the adjoining neighbour, the overall scale and height of the extension is limited, therefore any impact in respect of outlook is not considered to be of an unacceptable level. Furthermore, the 45 degree tests have been undertaken in relation to the neighbours at no.28, the test passes in the Plan view. It is not anticipated that there would be an unacceptable detrimental impact on the daylight afforded to the habitable windows of the neighbouring property as a result of the proposals. It is not considered that there would be an unacceptable detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.
- 8.3.2 The development is proposed with rear windows positioned close to centre on the dormer serving a bedroom. The SPG states, in order to prevent overlooking or perceived overlooking and overbearing effects, developments must have a suitable separation distance between new high-level protected windows and adjacent back gardens in a back

to back configuration. In most cases, a back garden should extend at least 10.00 metres from the rear elevation of a house a new high-level window in order to protect the amenity of neighbouring gardens. Accordingly, the proposed window will be situated 18m from the shared boundary with the neighbouring garden to the rear. Whilst the new window will introduce a first floor window that will enable views of the adjoining garden, the window is sited some 3.8m from the shared boundary with No. 28. Permitted development rights allow a rear dormer that can include a window, and this represents a fall back position that has been considered and given significant weight in the assessment of this application. There is considered to be no demonstrable harm in respect of overbearing, outlook or loss of light to neighbouring occupiers. Accordingly, the proposed dormer is considered to be acceptable.

8.3.3 It is acknowledged that the proposal includes a dormer, extension and shed to the rear of the dwelling, positioned similarly close to the common boundary with No. 28. As a result, the cumulative build up of development close to the boundary may result in unneighbourly development that has an unacceptable impact in respect of outlook, overbearing or overlooking, impacting upon the living conditions of the neighbouring property. However, when considering the residential amenity impact of the application significant weight has been given to the fact that the scale of the rear extension and dormer conforms with the requirements of the General Permitted Development Order which has been considered in the assessment of this application.

8.3.4 The proposed front extension would result in an enlargement of the existing built form. Although, the development is proposed with a max height of 3.55m, therefore it is not considered that the proposed development would result in any unacceptable level of overbearing impact. Furthermore, the proposal does not include a side window. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.3.5 Furthermore, the proposed side extension would result in an enlargement of the existing footprint or built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. The extension is proposed with a limited scale and height, therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. Therefore, in accordance with Policy GP2 of the LDP.

8.4 **Biodiversity:**

8.4.1 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. In this case a bat and bird box has been proposed, this is considered to be appropriate when considering the scale and context of the development.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.5 **Highways:**

8.4.1 The Local Highways Authority have been consulted on this application and raised an objection subject to the provision of additional parking spaces. The dwellings existing two spaces would result in a shortfall when assessed against The Newport City Council Parking Standards Supplementary Planning Guidance.

8.4.2 However, the application site is within a sustainable location where occupiers are well served by public and active transport options, including nearby cycle routes, public transport links and local facilities. Given the sustainable location of the site, it is considered to justify a reduction in the onsite parking provision, this position is established within both local and national planning policy which advocates for the reduction of off street parking provision in sustainable locations. However, it is considered necessary to attach a condition

to ensure that the existing 2 spaces are retained as parking spaces to ensure there is no unacceptable impact upon on street parking provision in the area. As a result, the proposed development is therefore considered acceptable, in accordance with Policies GP4 and T4. Furthermore, a condition requiring the retention of the existing spaces on the site for parking will be attached to the decision.

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 is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. It is considered sympathetic to the character and appearance of the host property and does not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. DECISION

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Pre Existing Ground Floor Plans Roof Plans 301 REV 00, Pre Existing Elevations Plan 302 REV 00, Revised Elevations Plan 202 Rev 01, Revised Proposed Floor Plan 201 Rev 01
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The biodiversity enhancement scheme as shown on approved Revised Elevations Plan 202 Rev 01 shall be implemented in accordance with the approved plans 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 ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The Existing parking spaces on site shall be retained as such for the lifetime of the development.
Reason: In the interests of the relevant requirements of The Parking Standards SPG and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Pre Existing Ground Floor Plans Roof Plans 301 REV 00, Pre Existing Elevations Plan 302 REV 00, Revised Elevations Plan 202 Rev 01, Revised Proposed Floor Plan 201 Rev 01

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