

Delegated Decision Report

Application No:	25/0866	Statutory Period Expires:	28th November 2025
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Site:	77 The Uplands Rogerstone Newport South Wales NP10 9FE		
Proposal:	SINGLE STOREY REAR EXTENSION AND REAR OUTBUILDING		
Applicant:	A Morgan		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey semi detached dwelling located on The Uplands, a residential street within Rogerstone. The property benefits from off street parking to the front and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent to erect a single storey extension. The extension would measure 5.5m in depth, 6.41m in width, and 2.3m in height to the eaves and 3.74m in height to the ridge. Externally, the development will be rendered to match the existing dwelling, four Velux windows proposed, 2 within each of the side roof slopes, the roof slope adjacent to the attached dwelling are proposed to be obscurely glazed.

3.2 In addition, the application includes a proposal for an outbuilding to be located within the rear garden. The structure would measure 6.5 metres in depth, 8.15 metres in width, and 2.7 metres in height. The outbuilding will consist of a flat roof with glazed concertina doors and rendered elevations.

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

GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.

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 also relevant.

6. CONSULTATION RESPONSES

6.1 Local Tree Officer:

We would object due to the lack of tree information provided, there are trees close to the area of development and so a BS5837 compliant tree survey and a constraints plan are required to prove there will be no impact on the trees due to or in the course of development.

The Survey needs to be undertaken by a competent and qualified Tree Consultant.

6.2 Local Highways Authority:

There are no highway related impacts or objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16.10.25

7.1 NEIGHBOURS: No Comments

7.2 COUNCILLORS: No Comments

7.3 COMMUNITY COUNCIL: No Comments

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:

Extension:

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser 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 with a pitched roof design that compliments the existing built form. It is noted that the roof form of the proposed

extension does not match the gable end design present within the main dwelling however given the scale, siting and design as proposed it has not been possible to identify an unacceptable visual harm that would arise from the proposed development. Furthermore, the external finish of the extension is to match the existing dwelling, and the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP6.

Outbuilding:

8.2.2 The subject of the application is the erection of an outbuilding the rear garden of the dwelling. As a result, of its scale and siting, the development would 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. Furthermore, the external finish of the outbuilding is to match the existing dwelling which is considered to be acceptable within the context of the application site.

8.2.3 Although, the development may be partly visible from the neighbouring properties, due to the overall scale and siting it would not be overly dominant or result in an unacceptable impact upon outlook from neighbouring properties.

8.3 **Residential Amenity:**

Extension:

8.3.1 The proposed development would result in an enlargement of the existing footprint or built form and includes a side window and 4 velux windows. However, the proposed side window is situated in the same location as the side window that formed part of the previous extension and the velux windows along the common boundary with the adjoining property are to be obscured. As a result, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. Furthermore, 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.

Outbuilding:

8.3.2 The development is proposed with a max height of 2.7m and no side windows are proposed. As a result, the proposal will not result in any greater impact than the existing rear garden with regards to overlooking and the development would not prejudice the living conditions of the neighbouring occupier to an unacceptable degree.

8.3.3 The proposed development is consequently considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact.

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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 two bird boxes have 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 **Landscaping/ Trees:**

8.5 The tree officer was consulted on the application and have objected to the proposed

development due to a lack of information on the two trees located in the rear garden. However, the trees have been removed from site prior to the application being submitted, it appears that this happened a significant time ago and therefore does not appear to have been done to facilitate the proposed development. Accordingly, there is no conflict with the requirements of PPW12 and a replanting scheme in accordance with section 6.4.39 of PPW12 is not required in this case. Additionally, as the trees have been removed from site the info requested by the tree team is no longer required and this applicant is able to progress with the information as submitted. Furthermore, the trees were not under TPO protection, and the site is not located in a conservation area and could have been removed at will without the express consent of the Local Planning Authority.

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 has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not

having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition

11. DECISION

Granted subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Existing and Outbuilding Plan KD2022/1, Proposed Floor Plans and Elevation KD2022/2

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 materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).

3. The biodiversity enhancement scheme as shown on approved plan Existing and Outbuilding Plan KD2022/1 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing and Outbuilding Plan KD2022/1, Proposed Floor Plans and Elevation KD2022/2

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