

Delegated Decision Report

Application No:	26/0516	Statutory Period Expires:	2nd September 2026
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Site:	37 Western Avenue Newport NP20 3SN		
Proposal:	PROPOSED LOFT CONVERSION (HIP TO GABLE & REAR DORMER)		
Applicant:	W Morris		
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 an existing two-storey semi-detached dwelling located on the eastern side of Western Avenue, within the Allt-yr-Yn ward. The dwelling forms part of an established residential street predominantly comprising two-storey semi-detached houses of broadly similar scale and appearance. The host property features a hipped roof design, and the surrounding area exhibits a variety of domestic alterations, extensions and roof forms.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for a loft conversion to the existing dwelling. The proposed works comprise the enlargement of the roof space through the formation of a hip-to-gable roof extension on the side elevation and the construction of a flat-roofed rear dormer extension. The rear dormer extension is set back approximately 300mm from the eaves, 800mm from the ridge, has a height of 2.55m, depth of 3.2m and width of 5.8m.

3.2 The development would facilitate the creation of a new master bedroom and bathroom accommodation within the roof space. New rooflights/windows would be inserted to serve the loft accommodation, with materials proposed to match the existing dwelling.

4. RELEVANT SITE HISTORY

4.1 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)

Strategic Policies

- SP1 Sustainability

General Policies

- GP2 General Development Principles – General Amenity
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design
- GP7 General Development Principles – Environmental Protection and Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward letters were sent on 15/07/2026. No representation received to date.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 Policy GP6 of the Newport Local Development Plan requires development to be of a high-quality design that respects the character and appearance of the surrounding area. The proposal seeks permission for a hip-to-gable roof enlargement and rear dormer extension to facilitate the conversion of the roof space into habitable accommodation.

8.2.2 The surrounding area is characterised predominantly by semi-detached dwellings with hipped roof forms. Whilst this remains a defining feature of the street scene, there is evidence of a number of roof alterations and loft conversions within the locality, including hip-to-gable enlargements and rear dormers. A nearby dwelling located one property away from the application site has also been altered through a

similar roof conversion, demonstrating that such forms of development are established within the area.

- 8.2.3 The proposed hip-to-gable enlargement would extend the side roof slope to ridge height and would appear as a typical form of domestic roof alteration. Although visible from the street scene, the extension would remain proportionate to the host dwelling and would not appear unduly prominent or incongruous when viewed in the context of existing alterations within the street. Whilst the House Extensions and Domestic Outbuildings SPG generally seeks to retain the symmetry of semi-detached dwellings, the presence of similar roof alterations in the surrounding area reduces the significance of any resulting change to the original roof form.
- 8.2.4 The rear dormer would be located on the rear roof slope, set below the main ridge line and largely screened from public viewpoints. By virtue of its siting, scale and design, the dormer would remain visually subordinate to the host dwelling and would not appear as an overbearing or inappropriate addition when viewed from neighbouring properties.
- 8.2.5 Materials are proposed to match the existing dwelling, which would assist in maintaining a cohesive appearance and minimise the visual impact of the development. Overall, the proposal is considered to represent an acceptable form of domestic development that would preserve the character and appearance of the host dwelling and the wider street scene. The development therefore accords with Policy GP5 of the Newport Local Development Plan and the guidance contained within the House Extensions and Domestic Outbuildings SPG.

8.3 **Residential Amenity:**

- 8.3.1 Policy GP2 of the Newport Local Development Plan requires development to safeguard the amenity of existing and future occupiers. The proposal comprises a hip-to-gable roof enlargement and rear dormer extension to facilitate the conversion of the existing loft space into habitable accommodation. As the development would be largely contained within the existing roof envelope and would not significantly increase the overall height of the dwelling, it is not considered likely to give rise to any unacceptable impacts upon neighbouring residential amenity.
- 8.3.2 The proposed hip-to-gable enlargement would extend the existing side roof slope to ridge height, whilst the rear dormer would be positioned within the rear roof slope and set below the main ridge line. Given the scale and siting of the proposed works, together with their location at roof level, the development would not result in an unacceptable loss of light, outlook or an increased sense of enclosure to neighbouring occupiers. The proposal would therefore not appear overbearing when viewed from adjacent residential properties.
- 8.3.3 In terms of privacy, the proposed loft conversion would not introduce any new side-facing windows capable of giving rise to overlooking of neighbouring properties. The proposed rooflights to the front roof slope and windows within the rear dormer would provide views comparable to those typically associated with loft accommodation in a residential setting. Given their orientation towards the front and rear of the site, the development would not result in any material increase in overlooking or loss of privacy beyond that already experienced within the existing residential environment. Accordingly, the proposal is not considered to give rise to any unacceptable impacts upon neighbouring amenity.

8.3.4 Overall, the proposal is not considered to have a detrimental impact on the living conditions of neighbouring occupiers and is therefore considered to comply with Policy GP2 of the Newport Local Development Plan.

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 no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

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.

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 hip to gable roof extension and rear dormer extension are considered to be acceptable and to meet the relevant requirements of both local and national planning policies.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Existing/Proposed Floor 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 external surfaces of the extensions hereby permitted shall only be of materials shown on the approved plans.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the commencement of development, details of 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 and retained as such for the lifetime of the development.

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: Site Location Plan, Existing/Proposed Floor Plans and Elevations

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