

Delegated Decision Report

Application No:	25/0502	Statutory Period Expires:	22nd August 2025
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Site:	5 Forge Lane Bassaleg Newport NP10 8NF		
Proposal:	PROPOSED ALTERATION TO ROOFLINE ON SIDE ELEVATION INVOLVING INCREASING THE HEIGHT OF THE EAVES AND REMOVAL OF DORMER WINDOW		
Applicant:	R Palframan		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The host site is a detached house with a front garden and driveway. The immediate vicinity is primarily residential, and the property fronts onto a green bank.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the proposed alteration to the existing roof line on the side elevation involving increasing the height of the eaves and the removal of dormer window. The existing height of the eaves are 3.7m. The proposed height of the eaves are 4.8m. The dormer window is proposed to be removed and replaced with a small first floor window. There is also 1no. first floor window on the rear elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0337	REAR EXTENSION AND ALTERATIONS	GC	22.04.2024

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)

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

5.4 SUPPLEMENTARY PLANNING GUIDANCE House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30.06.2025, Site Notice was put up on 04/07/2025.

7.1 NEIGHBOURS: 5 no. neighbours were consulted. No comments received.

7.2 Graig Community Council: No objections.

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.

8.2 Visual Amenity/ Character and Appearance

It is considered that the proposed roof form would retain the same overall design as existing, but the eaves height is being increased by approximately 1.1m. Whilst the roof line would alter, given that the roof form remains, it is considered that the change does not cause demonstrable visual harm to the dwellinghouse. Furthermore, there are a variety of houses within the streetscene, and designs which are sporadically repeated. It is considered no.9 Forge Lane holds a similar design and has undertaken a similar alteration to alter the eaves height as shown below therefore the proposed development would not be uncharacteristic of the design of properties within the immediate area. Materials will also be conditioned to match that of the existing dwelling. Therefore, the design would not appear incongruous in the streetscene and it is deemed acceptable in line with Policy GP6.

Host site:



No 9:



8.3 Residential Amenity

The proposed development would result in the removal of the existing dormer that faces towards the neighbouring dwelling, and the addition of a small window on the first-floor side elevation to serve a bathroom. Given the use of the room as a bathroom, a condition will be added to obscure glaze the window, and therefore, this does not create a new overlooking opportunity. Additionally, the neighbouring first floor window at 6 Forge Lane is obscure glazed and would further limit direct views. A larger window is proposed on the rear elevation, given that a window is present in this part of the rear elevation at present no objection or concern is raised in this respect however notwithstanding the presence of the existing window the impact of a window in this location is not considered to be unacceptable in anycase.

8.4 In terms of the increase eaves height, it is considered this alteration is marginal and would not cause significant loss of light to the first-floor window. It appears there are no ground floor side windows facing no.5 at the neighbouring property.

8.5 In terms of the addition of the rear first floor window, whilst some new views may be afforded over into no.6's rear garden, the insertion of this window on the rear elevation would represent a typical residential relationship in line with Policy GP2.

8.6 Biodiversity

PPW12 in paragraph 6.2.12 states, *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, this is not required in this instance.

8.7 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. A bat box is proposed as

part of the development, to be placed under the guttering where the roof is proposed to be raised on the side elevation. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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, it is considered that the development does not create an incongruous design feature on the dwelling, nor within the streetscene. There are no detrimental impacts to neighbouring properties, and a biodiversity enhancement scheme has been provided. Therefore, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 24-2212-DWG-02B Plans - Elevations A1; 24-2212-DWG-01 OS Map A4; Biodiversity enhancement scheme

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 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 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.

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

04 Prior to the first use of the extension hereby approved, the first floor window in the South Eastern side elevation shall be fitted with obscure glazing to a minimum of Pilkington Level 4 and shall be retained in that state thereafter.

Reason: To protect the privacy of adjoining occupiers.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 were relevant to the determination of this application.

02 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.