

# Delegated Decision Report

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|------------------------|----------------|----------------------------------|--------------------------|
| <b>Application No:</b> | <b>25/0855</b> | <b>Statutory Period Expires:</b> | <b>4th December 2025</b> |
|------------------------|----------------|----------------------------------|--------------------------|

|                   |                                            |              |                    |
|-------------------|--------------------------------------------|--------------|--------------------|
| <b>Site:</b>      | <b>226 Malpas Road Newport NP20 6GP</b>    |              |                    |
| <b>Proposal:</b>  | <b>SINGLE STOREY EXTENSION TO THE REAR</b> |              |                    |
| <b>Applicant:</b> | <b>W Watson</b>                            |              |                    |
| <b>Type:</b>      | <b>Full</b>                                | <b>Ward:</b> | <b>Shaftesbury</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>             |              |                    |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached residential dwelling located within the Shaftesbury ward.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for a single storey flat roof extension that would measure a depth of 5m, width of 6.35m and a height of 3.1m. The extension includes a set of bifold doors in the rear elevation and a roof lantern on the flat roof.

## 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)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings SPG

## 6. CONSULTATION RESPONSES

## 7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 14/10/25. No comments were received.

## 8. ASSESSMENT

### 8.1 Visual Amenity/ Character and Appearance;

The proposed extension would be sited on the rear elevation of the dwelling and would not be visible from public vantage points. The size and form of the extension is appropriate to the main dwelling and space around it with adequate amenity space left undeveloped. The extension is single storey with a flat roof, the materials would match those of the host dwelling. Owing to the location, scale and design of the extension it is not considered that it would result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

### 8.2 Residential Amenity:

The property is a semi-detached dwelling. There is a relatively high boundary wall running between the adjoining properties which has an approximate height of 1.8m. As the extension would run along the shared boundary, consideration must be given to the potential impact on the amenity of the adjoining property with regard to loss of light, perceived space and privacy. Light tests have been undertaken in accordance with the 'House Extensions and Domestic Outbuildings' SPG from the neighbouring ground floor opening closest to the shared boundary. When taking the 45degree plan view test, the proposed development projects beyond the 45degree line, so the test fails. However, when taking the 45degree elevation view, the proposed development would not project beyond the 45 degree line (marginally) and therefore passes. The SPG states that an extension or outbuilding that fails two or more of the 45° tests for natural light in relation to a neighbour's protected window is unlikely to be acceptable. It is also worth noting that owing to the orientation of the properties, with the adjoining property to the south-east of the application property, any direct sunlight to the property would only have the potential to be impacted late afternoon/early evening, if at all. Therefore, it is considered on balance that the proposed single storey rear extension, would not harmfully impact light received to the room in the adjoining property that is served by the nearest ground floor window. Owing to the height and depth of the extension and the amenity space left undeveloped around the properties, it is not considered that the extension would result in a harmful loss of perceived space. There are no windows proposed in the side elevation of the extension, protecting neighbouring privacy. Therefore, on balance it is considered that the proposed extension, owing to its location, scale and design would not result in a harmful impact in terms of loss of light, privacy or perceived space in relation to the adjoining property.

With regard to the other neighbouring property, no.228, the proposed extension would be set approx. 3m from the shared boundary and there is an existing high boundary treatment currently present on site. There are no windows proposed in the side elevation of the extension, protecting neighbouring privacy. Owing to the design, siting and scale of the extension, it is not considered that it would result in a harmful impact on the amenity of the neighbouring property, no.228 Malpas Road.

### 8.3 Biodiversity:

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

## 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 By reason of its location, scale and design it is considered that the proposed single storey rear extension, as outlined above, is acceptable and it is recommended that the application is granted subject to the conditions below.**

**11. DECISION**

**GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Existing/Proposed Plans and Elevations Drawing No.25-2354-DWG-02A.  
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 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 At no time shall the flat roof of the extension hereby approved be used in any form as a balcony, roof terrace or sitting out area.

Reason: To protect the privacy of occupiers of adjoining residential properties, in accordance with policy GP2.

*NOTE TO APPLICANT*

01 This decision relates to plan Nos: Location Plan Drawing No.25-2354-DWG-01 and Existing/Proposed Plans and Elevations Drawing No.25-2354-DWG-02A.

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