

Delegated Decision Report

Application No:	25/0459	Statutory Period Expires:	23RD September 2025
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Site:	<i>Summerlea House 612 Chepstow Road Newport South Wales NP19 9BZ</i>		
Proposal:	<i>ALTERATIONS AND EXTENSIONS TO THE MAIN DWELLING TO PROVIDE KITCHEN, BEDROOM AND STORAGE ROOM AT LOWER GROUND FLOOR LEVEL, DINING ROOM, GAMES ROOM AND STORAGE ROOM AT UPPER GROUND FLOOR LEVEL, BEDROOM AT FIRST FLOOR LEVEL AND BEDROOM, HOME OFFICE AND EN SUITE AT SECOND FLOOR LEVEL. EXTENSION ONTO EXISTING RAISED SEATING AREA OFF REAR OF UPPER GROUND FLOOR AND CONSTRUCTION OF A SINGLE STOREY GARDEN ROOM/SUMMERHOUSE IN REAR GARDEN CONTAINING KITCHENETTE, SEATING AREA, SHOWER/WC AND FITNESS ROOM AND FRONT PORCH</i>		
Applicant:	<i>S Jahan</i>		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is an attractive, detached dwelling located on the corner of Chepstow Road and Ringwood Avenue, in the urban boundary. It has a traditional design with double height bay windows and a red brick finish. It fronts Chepstow Road and occupies a generous plot with off road parking to the front, a steeply sloping driveway to the side and a large enclosed rear garden. The topography of the site is such that the plot slopes downwards to the rear (south-east) and subsequently the property is split level with the appearance of a two-storey house to the front and three storeys at the rear. The character of the area is predominantly residential with the exception of a car sales garage opposite the site to the other side of Ringwood Avenue.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposals include a part two storey/part three storey side extension measuring approximately 9.5m in depth, 4.2m in width and 11m in height to the ridge. The ground floor aspect would be flush with the front elevation of the host property and the first floor would be set back by 1m. A front canopy is proposed to this extension.

3.2 A further part single storey-part two storey extension would be sited adjacent to this measuring 3m in width, 9.5m in depth and having a height of 8m. French style doors are proposed at ground floor to the front elevation of the two storey extension, with windows either side and a triple pain window is proposed at first floor. A door is proposed to the front elevation of the single storey side extension. Numerous openings are proposed to the rear elevation of the proposed extensions including a Juliet style balcony at third floor level.

3.3 A two storey rear extension is proposed measuring 4.2m in width, 5.8m in depth and 6.8m in height to the ridge. A single storey rear extension is proposed measuring 4.4m in depth, 5.4m in width and 4.2m in height to the ridge. Lower ground floor and ground floor windows are proposed to the rear elevation and openings are proposed in the side elevations.

3.4 A raised seating area is proposed measuring 7.5m in width, 5.8m in depth and 3m in height with a 1.1m high balustrade . A 1.8m high translucent screen is indicated to the north-eastern edge of the raised seating area.

3.5 A summerhouse is proposed to the bottom end of the rear garden measuring 15m in length, 6.7m in depth and 2.8m in height with a gently sloping roof accommodating a veranda. The

layout of the summerhouse shows a kitchen, sitting room, home office, shower room and fitness room. Bi-fold doors are proposed in the front elevation orientated towards the house, as well as a window and a small window is proposed in the rear elevation.

- 3.6 A porch is proposed to the front elevation measuring 3.3m in width, 1.2m in depth and 3.8m in height with a pitched roof. An entrance door are proposed to the front elevation, as well as a window. Two new ground floor windows are proposed within the side elevation of the existing house, as well as rooflights to serve accommodation within the attic space.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
91/0079	CHANGE OF USE FROM GROUND FLOOR/BASEMENT RETAIL UNIT TO DENTAL SURGERY	GRANTED WITH CONDITION	8/3/1991
96/0070	CHANGE OF USE OF GROUND FLOOR FROM RETAIL SHOP TO HOT FOOD TAKE AWAY	REFUSED	15/03/1996
97/0720	CHANGE OF USE OF GROUND FLOOR SHOP TO RESIDENTIAL	GRANTED WITH CONDITIONS	01/09/1997
98/0366	ERECTION OF GARAGE AND BALCONY FIRE ESCAPE	GRANTED WITH CONDITIONS	22/05/1998
01/1219	ERECTION OF FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND RETENTION OF BOUNDARY WALL AND RAILINGS	GRANTED WITH CONDITIONS	4/1/2002
02/0331	ERECTION OF A TWO STOREY REAR EXTENSION	GRANTED WITH CONDITIONS	24/05/2002

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 Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers. Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings
Wildlife and Development

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The changes to the main building would have no impact on highway matters. The “summerhouse” is acceptable subject to remaining ancillary to the main property. This should be ensured by way of condition. It should not be permitted to be used as a separate residence or business premises.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 13th June 2025.

7.1 NEIGHBOURS: 7no properties were consulted. No responses have been received.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 Visual Amenity/ Character and Appearance;

The proposals include extensive works to the property and given the location of the property on the junction of Chepstow Road and Ringwood Avenue, it is visually prominent to both the front, side and rear. As noted above, the proposed three storey side extension would feature a set back at first floor from the front elevation of the host property, and the ridge would be set down, in accordance with the Council's House Extension SPG. Whilst the ground floor would be flush with the front elevation of the host property, the existing garage is flush and so it is not considered that the setting back of the ground floor aspect is justified. The purpose

of such set downs/setbacks are to ensure that extensions have a subordinate appearance, to limit impact on neighbouring symmetry and to reduce the impact of infilling spaces between neighbouring properties. In this instance the host dwelling is detached and the pattern of development to this part of Chepstow Road varies somewhat with a mixture of detached houses and semi-detached further along. Furthermore, as it lies adjacent to the road junction and the proposed side extensions would be to the roadside of the property, there would be no infilling of the gap between the host property and the neighbouring property. The design of the front elevation of the proposed side extension is considered to be sympathetic to the host dwelling with a small gable feature at roof level and the proportions of the fenestration also in keeping. In this instance it is considered that the proposed side extensions would preserve the character and design of the host property.

- 8.3 As previously noted, due to the location of the property both the side and rear are visible from the public realm although due to the sloping topography of the site only the upper floors are apparent with the lower ground floor largely screened by the side boundary treatment and it is considered that the proposals are acceptable in design terms when viewed from Ringwood Avenue and the rear of the property.

8.4 **Residential Amenity:**

Whilst the property is sited side-by-side with no. 612a Chepstow Road, the side extensions would be to the side of the property furthest away from this neighbour and the rear extension would be over 6m away from the intervening boundary to the side of an existing two storey extension. The single storey rear extension would be sited adjacent to the intervening boundary, but given its small scale and as the application property is sited slightly lower than this neighbour it would not result in an adverse impact to neighbouring privacy or amenity.

- 8.5 No 2 Ringwood Avenue is located to the rear of the property but given the separation distance of over 30m between the two dwellings, there would be no adverse impact to the amenity of this neighbour as a result of the proposals. Similarly, no 610A Chepstow Road is over 40m away from the proposed extension and so would not have any adverse impact as result of the proposals. The proposed summer house would be closer to the intervening boundaries with these properties but a minimum distance of 12m would be retained between the summerhouse and the dwellings and given the single storey height of the summerhouse, it is not considered to result in an adverse impact to neighbouring amenity. The proposed verandah will be at ground level and in front of the summerhouse and screened on both sides by existing boundary treatments. Similarly, the proposed porch is not considered to result in an adverse impact to neighbouring privacy or amenity.

- 8.6 Whilst a privacy screen is proposed to the side of the raised seating area, given the separation distances, this is not considered necessary and so the Council will not seek to ensure it is provided by condition.

8.7 **Movement:**

The proposals include the loss of a garage. However, there is a large hardstanding to the front of the property which provides off street parking in excess of the requirements of the Council's Parking SPG. The Council's Highways officer confirms no objection are offered to the proposals. Whilst the Council's Highways officer has requested a condition be imposed to ensure that the use of the summerhouse remains ancillary to the main dwelling, in the event that this is used as a separate dwelling then planning permission would be required and it is not necessary to control this by condition.

8.8 **Biodiversity/Green Infrastructure:**

The application is not accompanied by a Green Infrastructure Statement and does not include any biodiversity enhancement. Notwithstanding, no additional hardstanding areas are proposed and the majority of the large lawned garden is to be retained. The area where the side extensions are to be erected is currently a driveway, albeit the gradient is such that it is not safe to use. It is considered that subject to a suitably worded condition, the Council can ensure that proportionate biodiversity enhancement is provided.

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 considered acceptable and will not result in an adverse visual impact to the character of the host dwelling or the street scene.

10.2 The proposals will not result in a demonstrable detrimental impact to neighbouring amenity.

10.3 Suitable biodiversity enhancement can be secured by condition.

10.4 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

1612(06)25 Revision A proposed first and second floor plans,

1612(05)25 Revision B proposed lower and upper ground floor plans,

1612(07)25 Revision B Proposed elevations,

1612(09)25 Revision A Block Plan,

1612(08)25 proposed floor layout, elevations and block plan relating to summer house.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre –first use conditions

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the details that have first been submitted to and approved by the Local Planning Authority and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 The external surfaces of the extensions and porch hereby permitted shall only be of materials to match those of the existing building and there shall be no render to the front elevation of any part of the development.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 1612(06)25 proposed first and second floor plans,

1612(06)25 Revision A proposed first and second floor plans,

1612(05)25 Revision B proposed lower and upper ground floor plans,

1612(07)25 Revision B Proposed elevations,

1612(09)25 Revision A Block Plan,

1612(08)25 proposed floor layout, elevations and block plan relating to summer house.

1612(02)25 existing lower ground/upper ground floor plans

1612(03)25 existing first /second floor plans,

1612(04)25 existing elevations

Site location plan.

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.