

Delegated Decision Report

Application No:	25/0442	Statutory Period Expires:	11th September 2025
------------------------	----------------	----------------------------------	----------------------------

Site:	57 St Julians Road Newport NP19 7RU		
Proposal:	REAR SINGLE STOREY EXTENSION AND PATIO		
Applicant:	O Dickenson		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached, two storey dwelling located on St Julians Road, in the St Julians ward. The property benefits from a front and rear garden and is well screened by an evergreen hedge along the front boundary.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the north of the property, there is a large open field. To the south of the property is Brecon Park and Recreation Area. Surrounding the property is predominantly residential dwellings.

2.3 Due to the topography of St Julians Road, the land slopes from the west to the east, meaning that no.55 sits at a lower elevation than the host property. Furthermore, the rear garden slopes to the north and is tiered, meaning that the ground floor of the host dwelling is approximately 600mm higher than the ground level of the existing rear patio and the lower tier is approximately 500mm lower again.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey extension is proposed, measuring 4m in depth extending from the rear elevation, 6.4m in width, 4.2m to the top of the proposed mono-pitch roof and 3m to the eaves. The extension would be finished in render to match the existing dwelling. Fenestration would consist of 1no double pane window and bifold doors on the rear, 1no double pane window on the northwestern side elevation and 2no Velux rooflights. To accommodate the extension, 1no side facing ground floor level window would be removed from the side elevation.

3.2 It is also proposed to raise the ground level of an existing patio in the rear garden. The patio would be raised 600mm from the ground level of the existing patio for a width of 6.4m and a depth of 1.2m, extending from the ground level of the proposed rear extension. A 2m tall feather board fence would occupy the southeastern (side) boundary shared with no.59 along the full depth of the patio.

3.3 The proposal also includes a Biodiversity Enhancement in the form of a Schwegler Wall Mounted Bat Shelter beneath the eaves at first floor level on the northwestern (side) elevation of the main dwelling.

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)

Policy GP2 – 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 – 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 – 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 (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 09/06/2025.

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size and form of the extension are appropriate in the context of St Julians Road. The extension would be built on the rear elevation and would therefore not be highly visible from the public realm, albeit the extension would be visible from the open field which borders the rear garden. Nevertheless, the rear elevation remains the least prominent elevation, and the extension is therefore appropriately sited.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). A mono-pitch roof is proposed which deviates from the hipped roof form of the main dwelling; however, it is considered that a mono pitch is appropriate in this context.

Residential Amenity:

- 8.3 The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' The House Extensions and Domestic Outbuildings SPG sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test (plan view and elevation view) is applicable where an extension from an existing building line affects a protected window. The adjoining property (no.59) benefits from an existing single storey rear extension which projects 4m in depth. The proposed extension would also project 4m in depth so it is considered that the extension would not reduce natural light into the neighbouring habitable rooms and there is no need to apply the 45-degree light test in this instance.
- 8.4 As forementioned, no.59 St Julians Road benefits from a single storey extension. Therefore, the proposed development would not appear overbearing from no.59. The extension would be set in 3.9m from the shared boundary with no.55 so it is unlikely to give rise to overbearing effect.
- 8.5 In terms of privacy, it is not anticipated that the extension will provide any unacceptable views into neighbouring amenity as the proposed fenestration on the rear would onlook the rear garden and the side elevation windows are situated 3.9m from the shared boundary with no.55 which is adequately screened by 2m wooden fencing.
- 8.6 The SPG states that 'a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable.' It is proposed to raise the existing patio by 600mm for a depth of 1.2m. A raised deck of a similar ilk can be found at no.59, although it is set in 3.1m from the boundary. The proposed patio would not be set off the boundary as it would be built above an existing patio footprint. As such, a feather board fence measuring 2m above the ground level of the proposed patio is proposed along the shared boundary with no.59. The fence extends to the edge of the proposed raised patio and then gradually slopes in accordance with the change in ground levels to be 2m above the lower tier of the garden. It is acknowledged that there is an existing planted tree located at the boundary where the fence would slope, currently offering screening benefits however this is not permanent feature and could be removed at any time by the occupiers, so little weight has been given to the mitigation offered by this. Nevertheless, it is considered that any views into the neighbouring garden can largely be achieved from the height of the existing patio and the proposed patio would not give rise to an unacceptable level of overlooking over and above the existing situation. It is considered that a 2m fence at the boundary is sufficient to protect the privacy of neighbouring occupiers and the proposed raised patio would not provide any unacceptable views toward the neighbouring amenity. As such, it is not anticipated that the fence would impact neighbouring properties by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.7 **Biodiversity:**
In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The proposal suggests a Schwegler 2FE Wall Mounted Bat Shelter beneath the eaves at first floor level on the northwestern side elevation. It is considered that this would sufficiently address the importance of biodiversity, and the implementation will be secured via a suitably worded planning condition.

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 rear extension is acceptable as it does not give rise to demonstrable loss of light or overbearing effect. The proposed raised patio in the rear garden is acceptable as it does not give rise to demonstrable overbearing effect or loss of privacy.

11. DECISION

GRANTED WITH CONDITIONS

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

- SD1086 P 02i Proposed Plans and Elevations
- SD1086 P 00 Site and block plan.

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 beneficial use of the rear patio hereby approved, the 2m feather board fence serving the southeast (side) elevation, as shown in 'SD1086 P 02i Proposed Plans and Elevations' shall be erected and retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

03 Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bat shelter shall be installed in accordance with the details as shown in 'SD1086 P 02i Proposed Plans and Elevations' and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

04 No additional window/door openings shall be installed in the northwestern (side) elevation of the single storey extension hereby approved.

Reason: In the interests of privacy of neighbours, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2025 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1086 P 01 Existing Plans and elevations, SD1086 P 02i Proposed Plans and Elevations, SD1086 P 00 Site and block plan.

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