

Delegated Decision Report

Application No:	26/0555	Statutory Period Expires:	14th September 2026
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Site:	53 Goodrich Crescent Newport South Wales NP20 5PE		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION		
Applicant:	J _ E Naylor _ Jones		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two-storey terraced dwelling located in the Shaftesbury Ward. Goodrich Crescent is a residential street just south of the Malpas Interchange, and is characterised by two-storey terraced dwellings, each with single-storey projections to the rear. The street is also located within Flood Zone 3, sitting in front of the Crindau Pill tidal inlet. Both adjoining properties have existing extensions that abut the shared boundaries.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development seeks to construct an extension and demolish an existing rear projection that appears to be original. The latter is part width whilst the proposal will be the full width of the rear of the rear elevation and thereby 2.1m wider than existing and will meet the boundary with no. 49 that has a comparable rear projection with the highest point abutting the shared boundary. The existing rear projection is 5.4m deep and the proposed extension will be the same. The extension would be finished with spa dash render to match the existing dwelling and would have a flat roof, compared to the lean to roof of the existing. The flat roof will be no higher than the highest part of the existing projection. Fenestration would comprise of 1 no. window, 1 no. French doors in white UPVC to match existing, and 1 no. rooflight.

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)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
House Extensions and Domestic Outbuildings

7. **PUBLIC REPRESENTATIONS**

Neighbour notification letters were sent on 27 July 2026.

7.1 NEIGHBOURS:
2 neighbouring properties were consulted. No responses have been received to date.

8. **ASSESSMENT**

8.1 **Principle of Development:**

The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 **Visual Amenity/ Character and Appearance:**

The proposed extension is to the rear of the property and therefore would not be visible from the public realm. All materials are proposed to match the existing dwelling. The proposal would include a flat roof. Though the SPG states that mixing different roof forms may result in a lack of unity, considering that the extension would not be visible from the public realm the proposal is deemed acceptable in this location, according with Policy GP6.

The Monmouthshire and Brecon Canal Conservation Area is to the rear of the property, however given the scale and the nature of development, this will not be impacted. Single storey extensions are commonplace at the rear of the properties and many also have single storey outbuildings. The property has a long rear garden, and the development will not project further rearward of the existing lean to or appear unduly dominant or jarring. The character and appearance of the Conservation Area is preserved in accordance with the Historic Environment Wales Act 2023 and the statutory duty to pay special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

8.3 **Residential Amenity:**

As existing, the rear projections of both 53 Goodrich Crescent and neighbouring no. 51 create a “tunnelling” effect which diffuses light away from the habitable room at no. 53. The proposed extension will be full width with rear facing windows and by reason of the existing layout will not compromise light at neighbouring properties. This is as the extension would not project any further forward than either of the existing rear projections and will have no demonstrable impact upon no. 51. No.55 has infilled the gap between the existing rear extension at the site and its own comparable projection with a lean to type roof that appears to be solid. The proposed extension will be no deeper or higher than the existing extension at no. 53 and therefore this is no demonstrable impact upon no. 55 over and above the existing situation. The extension is served by rear facing windows and 1 no. rooflight, providing an acceptable level of amenity to residents without raising privacy concerns for neighbouring properties. Therefore, the proposal can be considered to accord with Policy GP2.

8.4 **Flooding:**

The Flood Map for Planning identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers and Sea and TAN15 Defended Zone. A Flood Consequences Assessment is not considered necessary given the nature of the development proposal.

8.5 **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 NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The proposal includes a bird box in which is

considered sufficient to satisfy this requirement given the scale of the development, and its implementation should be ensured by means of 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

The proposed extension does not have a negative impact on neighbouring properties. Though the proposed rear projection is of significant depth at 5.4m, this is no deeper than the existing rear projection and would not be visible from the public realm. Overall, the proposal is considered acceptable in terms of design and amenity and is considered to accord with the relevant policies of the Newport Local Development Plan 2011-2026.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan, KD2073 1 - Existing/Proposed Floor Plans and Elevations, Green Infrastructure Statement

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 extension shall be constructed of the materials specified on the approved drawing number KD2073 1 - Existing/Proposed Floor Plans and Elevations

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

03 Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bird box shall be installed in accordance with the details as shown in KD2073 1 - Existing/Proposed Floor Plans and Elevations, Green Infrastructure Statement and retained for the lifetime of development.

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

04 No window or door openings other than those shown on the approved plan shall be formed in the side elevation to 55 Goodrich Crescent of the extension hereby approved.

Reason: To protect the privacy of adjoining residents.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

Site Location Plan

KD2073 1 - Existing/Proposed Floor Plans and Elevations,
Green Infrastructure Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies Policy GP2 (General Amenity), Policy GP5 (Natural Environment), and Policy GP6 (Quality of Design) 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.