

Delegated Decision Report

Application No:	26/0574	Statutory Period Expires:	21st September 2026
------------------------	----------------	----------------------------------	----------------------------

Site:	2 Cwm-Dylan Close Bassaleg Newport NP10 8JR		
Proposal:	PROPOSED SIDE EXTENSION OVER EXISTING GARAGE		
Applicant:	Venn		
Type:	Full	Ward:	Graig
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located within a residential estate characterised predominantly by two-storey semi-detached dwellings. Properties in the surrounding area are generally set back from the highway and benefit from off-street parking, with some also featuring small front gardens. The host site is situated at an elevated, set forward prominent position in the streetscene, and is a semi-detached dwelling.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for the construction of a proposed first floor side extension over an existing single storey garage to accommodate an additional bedroom, an ensuite and a dressing room. 1no. window would be inserted on the first-floor front elevation to serve the bedroom, and 1no. window inserted on the first-floor rear elevation to serve the wardrobe. The first-floor extension would be flush to the existing principal elevation and would create an overhang over the ground floor, forward of the garage. The rear would also be flush with the existing rear elevation whilst creating a small overhang over the ground floor. No materials have been specified.

H: 7.5m (total height)

W: 2.6m

D: 8.3m

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 GP4 (Highways and Accessibility)

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 **Local Highways Authority:**

No objection. The proposals retain existing parking including access to the rear and cycle parking potential. The additional bedroom does not require any additional parking in policy terms. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28/07/2026.

7.1 7no. neighbours were consulted. No comments were received.

7.2 Graig Community Council: No objections to this application.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 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**

8.2.1 When assessing the visual impact of the development, the House Extensions and Domestic Outbuildings SPG in paragraph 5.3.1 states, *insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary.* Although the host dwelling is not entirely symmetrical with its semi-detached neighbour, owing to the presence of a hipped single-storey side extension at the

adjoining property, the proposed first-floor side extension would nevertheless fill the gap between the application property and No. 3 Cwm Dylan Close. Given that No. 3 is already connected to the host dwelling via an attached single-storey garage from a previous planning application (discussed later within the report), the proposal would create the appearance of a continuous built form, giving rise to an undesirable terracing effect. This would erode the spacing and visual separation between properties, to the detriment of the character and appearance of the street scene.

- 8.2.2 Paragraph 5.3.4 (HEDO 2.1) of the House Extensions and Domestic Outbuildings SPG advises that a two-storey side extension, or a first-floor extension above an existing ground-floor structure, should be set back a minimum of one metre from the original front elevation of the dwelling in order to ensure that it remains visually subordinate to the host property. In this case, the proposed extension would not be set back from the original front building line and is therefore contrary to this guidance. Furthermore, the application property occupies a prominent position within the street scene, being both elevated above and set forward of Nos. 3 and 4 Cwm Dylan Close. As a result, the extension would appear particularly conspicuous when viewed from the public realm and would create an imposing and unneighbourly presence in relation to No. 3. Consequently, the proposal would result in a bulky and dominant form of development that would fail to appear subordinate to the host dwelling.
- 8.2.3 The SPG further advises at paragraph 5.6.2 (HEDO 5.1) that the roof of a two-storey extension should be set down from the main roof of the dwelling in order to ensure that it remains subordinate to the original building. Whilst it is acknowledged that the proposed roof form would reflect that of the host dwelling, the roof is not set down from the main ridgeline. When considered alongside the absence of a setback and the prominent siting of the dwelling, the proposal would result in an overly prominent form of development that is contrary to the design principles set out within the SPG.
- 8.2.4 In terms of the fenestration, the proposed windows would reflect the size and positioning of those within the existing dwelling and are therefore considered acceptable. Whilst external materials have not been specified, any new materials should match those of the host dwelling. Notwithstanding this, the proposed design introduces additional brickwork detailing around the canopy overhangs on both the front and rear elevations, a feature that is not present on the original dwelling. This would create a disjointed appearance that fails to integrate successfully with the existing building. Furthermore, the proposed overhang extending from the garage would introduce an awkward and visually prominent feature that would appear unsympathetic to the character of the host dwelling and the wider street scene. It is also noted that the existing canopy arrangement above the front door and ground-floor window on the principal elevation has not been reflected or incorporated into the design of the extension. As a result, this feature would appear isolated and incongruous when viewed alongside the proposed development. Taken together, the combination of these inconsistent design elements would result in a poorly integrated and discordant form of development that would fail to respect the character and appearance of the host dwelling and surrounding area, contrary to Policy GP6.
- 8.2.5 When assessing the surrounding streetscene, it is acknowledged that a number of properties within Cwm Dylan Close have previously been granted planning permission for two-storey side extensions that were neither set back nor set down, including:
- 05/0449 – 3 Cwm Dylan Close
 - 03/1214 – 28 Cwm Dylan Close
 - 92/0057 – 27 Cwm Dylan Close

8.2.6 These permissions have been carefully considered; however, they were all granted prior to the adoption of the Council's House Extensions and Domestic Outbuildings SPG in 2015. The Council now has an adopted design framework against which proposals are assessed, and the current proposal does not accord with that guidance. Moreover, the circumstances of these developments differ from the current proposal. In particular, No. 3 is set back from and lower than the application property, reducing its visual prominence within the street scene. By contrast, the proposed first-floor extension at No. 2 would occupy an elevated and forward position, which, when combined with the existing built form, would create a dominant and visually intrusive form of development, both within the street scene and in relation to the adjoining property at No. 3.

8.2.7 Similarly, Nos. 27 and 28 Cwm Dylan Close are positioned lower within the street scene and retain a degree of visual symmetry as a semi-detached pair. Notwithstanding these differences, it is considered that such forms of development would also be unlikely to fully accord with the design principles contained within the adopted SPG if assessed against current policy and guidance. It is therefore considered these examples do not justify the proposed development.

8.3 Residential Amenity

8.3.1 When assessing the residential amenity experienced to neighbouring properties, the main property that would be affected is no.3 Cwm Dylan Close. Loss of daylight from new development to habitable rooms should be assessed. The 45° light test is required where any extension from an existing building line affects a protected window. The first-floor window on the principal elevation was assessed at no.3 Cwm Dylan Close. The elevation test was failed, however, the plan view test passed. Given that one test was passed, this is deemed acceptable. The ground floor window at no.3 is obscure glazed. Notwithstanding the above, the extension is still deemed to create an elevated unneighbourly presence of development to no.3.

8.3.2 The rear elevation of the proposed side extension meets the rear boundary line of the existing rear elevation. The neighbouring property at no.3's rear elevation protrudes further past the application site, and therefore, there would be no loss of light to the rear windows of the neighbouring property or hold an overbearing impact to the amenity space of no.3.

8.3.3 In assessment of amenity experienced by the host site, there would be sufficient light experienced by the residents in each room proposed. This is deemed acceptable.

8.4 Movement

8.4.1 The applicant is seeking to retain the garage at the ground floor, and therefore, there would not be a loss to parking. The applicant also seeks to have an open overhang over the existing driveway forward of the garages principal elevation to meet the dwellinghouse elevation. This would also retain parking on site, and therefore, this is deemed acceptable in line with Policy GP4. The highways officer has no objection to the proposal.

8.5 Biodiversity

8.5.1 PPW12 states in paragraph 6.2.12, *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, a GI statement would not be required in this instance.

- 8.5.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). Given the scale of development, a condition can be secured to any permission granted.

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, the proposed first-floor side extension is considered to represent an overly prominent and unsympathetic form of development that would fail to remain subordinate to the host dwelling. By filling the gap between the application property and No. 3 Cwm Dylan Close, the extension would create an undesirable terracing effect and erode the visual separation between buildings, to the detriment of the character and appearance of the street scene. The absence of the recommended setback and set-down, together with the elevated position of the site and the inconsistent design detailing, would result in a bulky and visually intrusive addition that conflicts with the design principles set out in the House Extensions and Domestic Outbuildings SPG and Policy GP6. Whilst no significant loss of light or parking concerns have been identified, these considerations do not outweigh the harm arising from the scale, form and visual impact of the proposed development. The application is refused.

11. DECISION

REFUSED

01 The development has a significant adverse effect on interests of acknowledged importance namely the visual amenity to the host dwelling and streetscene by reason of its scale, bulk, siting and design. The development would result in an overly prominent and visually intrusive form of development that would fail to appear subordinate to the host dwelling. The proposal would infill the gap between the application property and No. 3 Cwm Dylan Close, creating an undesirable terracing effect and eroding the visual separation between buildings, to the detriment of the character and appearance of the street scene. Furthermore, the absence of an appropriate setback from the principal elevation and a set-down from the main roof ridge, when combined with the elevated position of the site, and inconsistent and awkward design features, would result in a discordant, unneighbourly and bulky addition that would be harmful to the visual amenities of the area. As such, the development is contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Council's adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Plans and Elevations; Proposed Site Block Plan; Site Location Plan; Existing Plans and Elevations; Existing Site Block Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, 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.