

Delegated Decision Report

Application No:	25/1097	Statutory Period Expires:	16th February 2026
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Site:	14 Hollybush Walk Bassaleg Newport NP10 8PB		
Proposal:	PROPOSED SINGLE STOREY FRONT EXTENSION AND TWO STOREY SIDE EXTENSION		
Applicant:	N McConkey		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey semi detached dwelling located in the Graig ward, on Hollybush Walk a residential street within the defined settlement boundary. The property benefits from rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a single storey front extension, measuring at 1.62m in depth, 7.1m in width, 2.1m high to the eaves and a maximum height of 3.44m. Externally, the extension will adopt a lean to design and will be constructed with materials that match the existing dwelling.

3.2 Furthermore, the proposal is seeking consent for a two storey side extension, measuring at 4.1m deep, a maximum width of 3.6m, 4.8m high to the eaves and 6.3m high to the ridge. Externally, the extension will adopt a pitched roof and will be constructed with materials that match the existing dwelling. Furthermore, the extension will follow the common boundary line and will be set off by 750mm.

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. There will not be a significant adverse effect on local amenity,

including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

GP7 General Development Principles – Environmental Protection and Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- 5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) was relevant to the determination of this application.

6. CONSULTATION RESPONSES

- 6.1 No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29.12.2025

- 7.2 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 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. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

Single storey front extension:

- 8.2.1 The subject of this application is the construction of a single storey extension to the front of the dwelling house. Due to its position on the front of the dwellinghouse it is readily visible within the public realm. The neighbouring properties on Hollybush Walk typically features landscaped front garden, including a green garden space in their frontage.

- 8.2.2 The House Extensions and Domestic Outbuildings SPG states that front extensions, unlike porches, are generally unacceptable due to their prominence within the streetscene. Exceptions may be made where the street lacks a consistent building line or architectural uniformity. The proposed front extension would project from the existing dwelling and proposed two storey side extension. While Hollybush Walk generally comprises a regular pattern of development, several properties, have carried out smaller front extensions/ porches and one property in a neighbouring street (19 Channel View), have carried out similar alterations. Therefore, the proposed extension would not appear out of place within the streetscene. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

Side extension:

- 8.2.1 The subject of the application is a side extension that will be located on the Western elevation of the dwelling. Therefore, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. However, the first storey element of the development is proposed to be set back from the front elevation of the dwelling and will be offset from the common boundary with No. 12. The external finishes are proposed to match the existing dwelling which results in a coherent visual impact. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 **Residential Amenity:**

Front Extension:

- 8.3.1 The proposed front extension would result in an enlargement of the existing built form. However, the development is proposed with limited scale and is therefore it is not considered to result in any unacceptable level of overbearing impact. Furthermore, given the offset of 800mm to No. 12 Hollybush Walk and no side windows being proposed, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers complying with LDP Policy GP7.

Side extension:

- 8.3.2 The proposed development would result in an enlargement of the existing footprint or built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. The extension is proposed with a limited scale and height, therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. Therefore, in accordance with Policy GP2 of the LDP.
- 8.3.3 The 45 degree tests have been undertaken in relation to the neighbours at no.12. Due to the single storey nature of the extension and the separation distance between properties. The test passes in the Plan view. It is not anticipated that there would be a detrimental impact on the daylight afforded to the habitable windows of the neighbouring property as a result of the proposals. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.

8.4 **Biodiversity:**

- 8.4.1 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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

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 side and front extension is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. The development has been thoroughly assessed against relevant local and national planning policies and found to be compliant. It is considered sympathetic to the character and appearance of the host property and would not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. **DECISION
GRANTED WITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Proposed Elevations 4384 23 210 and Proposed Floor Plans 4384 23 200

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

2. The materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).

3. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Elevations 4384 23 210 and Proposed Floor Plans 4384 23 200

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and GP7 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.