

Delegated Decision Report

Application No:	25/1007	Statutory Period Expires:	10th April 2026
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Site:	29 Whitstone Road Newport South Wales NP19 8BB		
Proposal:	ERECTION OF A SINGLE-STOREY FLAT ROOF REAR EXTENSION		
Applicant:	J Higgs		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a two-storey mid-terrace dwelling located on Whitstone Road within an established residential area east of Newport city centre. The property forms part of a short terrace of six dwellings of similar age and appearance, characterised by brick and rendered elevations, UPVC fenestration and concrete tiled roofing. A two-storey rear projection forms part of the existing built form, typical of this part of the street. The dwelling benefits from a long, narrow rear garden extending to the south.

2.2 The site exhibits a gentle fall from north to south, resulting in the rear garden sitting slightly lower than the front of the property. The eastern adjoining property is positioned on slightly higher ground, creating a modest stepped relationship within the terrace. Access to the property is taken directly from Whitstone Road, with pedestrian access to the rear provided solely through the dwelling.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal comprises the erection of a single-storey flat-roof rear extension to the existing dwelling. The extension measures 4.68 metres in depth, 3.82 metres in width, and 2.8 metres in height. It infills the area between the original rear wall and the existing two-storey rear projection, providing an enlarged kitchen and utility space opening onto the garden

3.2 In terms of biodiversity enhancement, a WoodStone House Martin Nester is proposed beneath the eaves at first floor level on the eastern (side) elevation.

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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 25.02.2026.

7.1 NEIGHBOURS: 4no 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 Whitstone Road. The extension would be built on the rear elevation and would therefore not be visible from the public realm, so it is considered that the extension is 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 flat roof has been built which does not comply with the guidance however a flat roof is not an uncommon feature for householder extensions and is acceptable in this context.

8.3 The proposed external walls of the extension are to be render and all windows, doors fascia boards and rainwater goods would be UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 Residential Amenity:

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.' and sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test is applicable where an extension from an existing building line affects a protected window.

Applications that fail the 45-degree may be refused. The adjoining property (no.31) has protected windows at ground level on the rear elevation. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the window. The proposed extension at no.29 would marginally fail the 45-degree test in plan view however, it would pass in elevation view. This demonstrates that the proposed extension would not significantly reduce the level of daylight reaching the habitable rooms at no.31 over and above the existing situation.

- 8.5 In order to prevent perceived overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The single storey extension would not be set off the boundary with no.31 Whitstone Road however it is of appropriate massing in relation to the host dwelling. The extension would project beyond the rear elevation of no.31 however given the limited height of the extension above the existing 2m boundary treatment and the result of the natural light tests, it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.6 In terms of fenestration, 1no set of patio doors are installed on the rear elevation. The windows provide views toward the rear which onlooks the rear garden, a view which can already be achieved through the existing rear elevation windows at ground floor level. Therefore, it is considered that the windows do not adversely affect neighbouring residential amenity 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:**
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. A WoodStone House Martin Nester is proposed beneath the eaves at first floor level on the eastern (side) elevation. The implementation of this scheme will be secured via a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development does not harm the visual or residential amenity of Whitstone Road. A condition will be added to ensure the implementation of the biodiversity enhancement scheme. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION**

GRANTED WITH CONDITIONS

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

- TCPA-2025-166-HIGGS-02-FUL-NWP - Planning Statement
- TCPA-2025-166-HIGGS-02-FUL-NWP - Covering Letter
- 2518PL01A - Site Location Plan and Existing/Proposed Site Plans
- 2518 PL03A - Proposed Floor Plans and Elevations

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 No window or door openings shall be formed in the western side elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring property in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 The materials used to finish the external surfaces of the extension 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 GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

04 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents '2518 PL03A - Proposed Floor Plans and Elevations' and 'TCPA-2025-166-HIGGS-02-FUL-NWP - Planning Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: TCPA-2025-166-HIGGS-02-FUL-NWP - Planning Statement

TCPA-2025-166-HIGGS-02-FUL-NWP - Covering Letter

2518PL01A - Site Location Plan and Existing/Proposed Site Plans

2518 PL03A - Proposed Floor Plans and Elevations

2518-PL02A - Existing Floor Plans and Elevations

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