

Delegated Decision Report

Application No:	26/0047	Statutory Period Expires:	10th April 2026
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Site:	23 Hollybush Avenue Newport NP20 6ET		
Proposal:	PROPOSED SINGLE STOREY LEAN-TO SIDE EXTENSION		
Applicant:	M Woodman		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 23 Hollybush Avenue is a two-storey semi-detached property located in the Malpas ward. Due to the topography of Hollybush Avenue, the land slopes from north to south, meaning the ground level slopes from the front to the rear of the curtilage.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey side extension is proposed, measuring 2.4m in width and 5.3m in depth. Due to the change in ground levels from the front to the rear, the extension would be set upon a brick foundation measuring up to 1.2m at the rear. From ground level, the extension would measure between 3.7m in height, increasing to 4.8m at the rear (including the foundation). Fenestration would consist of 1no window on the front elevation, 1 set of patio doors on the rear elevation and 2no Velux rooflights in the mono pitch roof slope. Externally, the extension would be finished with smooth white render.

3.2 To the rear of the proposed extension, a 1.7m x 2.4m patio area with steps to the ground level of the rear garden is proposed. The patio area would be raised 1.2m above the ground level of the garden and would include a 1.1m tall handrail along the western edge.

3.3 In terms of biodiversity enhancement, a Schwegler bird box is proposed beneath the eaves at first floor level on the western 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 GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

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 HIGHWAYS OFFICER

Not Supported or Policy Compliant

The proposals retain access to the rear and a garage. However, there is a loss of a parking space to the side of the property. The house is on a residential road but opposite a junction where it is unlawful to park on street. We would suggest that the application should incorporate a widening of the drive to replace the lost space. That could be supported and the details could be secured by way of condition.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28.01.2026.

7.1 NEIGHBOURS: 5no 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 relation to the host dwelling. The extension would be built on the side elevation, which is a more prominent elevation, although the extension remains appropriately sited in relation to the dwelling.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that insensitively designed side extensions can harm the townscape by changing the pattern of development in an area by filling the spaces between buildings. The extension would be set in 550mm the shared boundary with no.25 Hollybush Avenue and would not exceed single storey. Currently there is a 2.9m separation distance between the side elevation of no.23 and the side elevation of the neighbouring garage at no.25. The

extension would reduce this by 2.4m. Nevertheless, this separation distance has been altered by development at neighbouring properties, the extension would not exceed a single storey, and a sufficient void would remain between the buildings reducing any sense of infilling. As such, it is considered that the extension would not harm the streetscape in this instance.

- 8.3 The property is one of a pair of semi-detached properties. The adjoining property has a detached single storey garage to the side of the dwelling, meaning that the properties are not symmetrical as existing, however the side extension would further disrupt the symmetry of the pair. Nevertheless, the streetscene along Hollybush Avenue has been heavily altered by development at neighbouring properties so the extension would not appear harmful in this context and owing to the limited height of the extension, it appears as a subordinate addition to the host building.
- 8.4 The proposed fenestration replicates the proportions and fenestration-to-elevation ratio of the existing dwelling, and all fenestration would be white uPVC to match the existing. Overall, it is considered that the proposed single storey side extension would not detract from the character and appearance of the host dwelling and wider streetscape. It would be a subordinate addition to the property that would be in-keeping with the scale and form of the host dwelling.
- 8.5 **Residential Amenity:**
The House Extensions and Domestic Outbuildings SPG states that 'A house extension should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' The neighbouring property (no.25) has a protected window at first floor level on the adjacent side elevation. Given that the proposed extension is single storey, the 25-degree test is not considered applicable in this instance. There are no protected neighbouring windows at ground level. Given the above, the development is unlikely to impact the neighbouring property by means of a loss of light, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.
- 8.6 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 be set in 550mm from the shared boundary which is occupied by a single storey garage on the neighbouring side. The neighbouring garage is not set in from the boundary and measures 7.9m in depth. Given the above it is considered that the extension would not adversely affect neighbouring residential amenity by means of overbearing or loss of perceived space in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.7 There are no windows proposed in the side elevation of the extension facing toward the neighbouring property, no.25, protecting neighbouring privacy. Patio doors are proposed in the rear elevation of the extension however, it is considered that these windows would not afford any additional overlooking beyond that already achievable from the existing ground floor rear and side windows of the main dwelling.
- 8.8 A small patio area and steps are proposed from the rear elevation of the side extension. Due to the change in ground level, the patio would be 1.1m above the ground level of the rear garden. As forementioned, the boundary is occupied by the neighbouring single storey garage in addition to a greenhouse which is positioned behind the garage. The proposed patio would terminate in line with the neighbouring garage which reaches well above the boundary at this point. The patio would offer elevated views toward the neighbouring rear garden in close proximity to the shared boundary. Although this view could largely be achieved via the existing side elevation windows, the patio would protrude closer to the shared boundary. Nevertheless, owing to the limited size of the patio and the screening offered by the neighbouring garage/greenhouse along the boundary, on balance, it is considered that the patio would not give rise to any overlooking of an unacceptable level.
- 8.9 **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 Schwegler bird box is proposed beneath the eaves at first floor level on the western (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.

8.10 **Highways Safety:**

The Council's Highways Officer was consulted on this application and has noted that access to the rear and a garage is retained however, there is a loss of a parking space to the side of the property. The house is on a residential road but opposite a junction where it is unlawful to park on street. The Highways Officer has suggested that the application should incorporate a widening of the drive to replace the lost space. Notwithstanding this, significant regard has been given to the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in relation to the siting and scale of a single storey side extension within the curtilage of a dwellinghouse. A single storey side extension of this footprint could be erected without the need for planning permission. In this instance, planning permission is required owing to the height of the development only. Therefore, on balance, while the loss of a parking space is not desirable, it is considered unreasonable to refuse the development on the grounds of a loss of parking.

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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. A condition will be added to secure the implementation of a biodiversity enhancement scheme. Although the Highways Officer does not support the development due to a lack of policy compliance, regard has been given to the provision of the General Permitted Development Order (Wales) during the assessment of this application.

11. DECISION

GRANTED WITH CONDITIONS

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

- PL02 - Proposed Floor Plan 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 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 'PL02 - Proposed Floor Plan and Elevations' and retained for the lifetime of development.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, PL01 - Existing Floor Plan and Elevations, PL02 - Proposed Floor Plan and Elevations.

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