

Delegated Decision Report

Application No:	26/0117	Statutory Period Expires:	10th April 2026
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Site:	5 Church Crescent Coedkernew Newport NP10 8TT		
Proposal:	TWO STOREY REAR EXTENSION AND DETACHED DOUBLE GARAGE		
Applicant:	P Ellis		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a semi detached dwelling located in Tredegar Park and Marshfield `ward, on Church Crescent a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space. Furthermore, the land to the Rear of the site is designated as environmental space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a part single storey part first floor rear extension. The single storey aspect of the extension will measure 2.5m in width, 5m in depth and a maximum height of 3.2m. The proposed two storey extension will measure 6.9m in width, 5m in depth, 5m in height to the eaves and 7.8m in height to the ridge. Externally, the single storey part of the extension will adopt a flat roof while the two storey element will have a gable roof that will sit 250mm down from the existing dwellings ridge. Furthermore, the external finish of the extension is to be render for the walls and concrete tiles for the roof.

3.2 As well as this, the application is seeking consent for a detached double garage that will be positioned to the rear of the dwelling. The proposed garage will measure 6.2m in width, 6.3m in depth, 2.3m in height to the eaves and 4m in height to the ridge. Externally, the garage will be constructed of red brick and will adopt a gable roof. The proposal also includes the extension of existing drive way in order to meet the proposed garage. The proposed driveway will be constructed of porous paving.

3.3 The proposal involves the redecoration of the existing dwelling, with the external finish to be replaced with K-rend render and brickwork. Furthermore, the proposal involves the removal of an existing chimney and the construction of a second floor side window on the western side elevation of the property.

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.

4.1.51 - Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.

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

GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.

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.

T3 – Road Hierarchy. As a general principle, the provision for on-street parking, new frontage access and turning movements will be restricted in the interests of road safety and the efficient movement of traffic.

T4 – Parking. Development will be required to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 - The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) and The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The proposals provide adequate parking and cycle storage. There is no reference to electric vehicle charging. This should be secured by way of condition.

There are no highway related objections, subject to the following conditions.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23.02.2026

7.1 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:

8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building with a flat roof and gable design that compliments the existing built form. Furthermore, the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP6.

8.2.2 Furthermore, the proposed detached double garage will be located to the rear of the property but will be partly visible within the public realm and will impact upon the amenity and character of the area, however given the overall scale it is not considered to result in a significantly different impact that would be harmful to the amenity or character of the area.. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing footprint / built form however, as there are no proposed side windows on the extension, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. While the proposal includes a two storey extension element, the scale, proximity to boundary and dwelling position in relation to neighbouring properties means any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. It is noted that a dwelling located on Church Crescent benefits from a similar two storey rear extension and therefore any impact felt as a result of the proposed development would be lessened further as a result.

8.3.2 The 45 degree tests set out in the adopted SPG on House Extensions, have been undertaken in relation to the neighbours at no.6 and no.4 . Due to the two storey nature of the extension, its roof design and the separation distance between properties, the test passes in the elevation view and fails 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 and the SPG only advocates for refusal of permission if both tests are failed. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2.

8.3.3 While the proposed detached double garage will result in an increase in the built form in the rear garden of the dwelling, the garage it to be positioned in the far northern corner, situated with significant offset from the dwelling and the neighbour properties dwelling. As a result, it is considered that the detached garage will not have any unacceptable impact upon outlook or loss of light and is not considered to have an overbearing impact upon the neighbouring property. Furthermore, it is acknowledged that the neighbouring property is on a different orientation and faces away from the dwelling, therefore any impact felt as a result of the proposed development would be lessened further as a result.

8.3.4 The proposal also includes the installation of a side window within the western elevation of the existing dwelling. Given the existing separation distance between the dwelling and the neighbouring property, together with the window's positioning, the development would not result in any unacceptable impacts in terms of overlooking

8.4 Drainage/ Flooding:

8.4.1 The proposed development includes the repaving of the existing drive and the continuation of the drive up to the proposed detached garage. The proposed drive is to be constructed of porous paving and as a result the Local Highways Authority offered no objection, and the proposal is deemed to satisfy the requirements of the General Permitted Development (Wales) Order.

8.5 **Highways:**

8.5.1 The proposal includes the construction of a detached double garage, as a result, the Local Highways Authority (LHA) was consulted on the application and found no objections as the development provides adequate parking and cycle storage, subject to the suggested condition being attached to the decision. However, the condition relating to EV charging is not being carried forward given the residential use of the dwelling and the lack of planning policy basis for this to be justified in.

8.6 **Biodiversity:**

8.6.1 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.

8.6.2 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.

8.6.3 The proposal site is located near an area designated as environmental space, However, the development is not expected to impact upon the environmental space or to have an unacceptable impact to trees adjacent to the site. Nevertheless, in the absence of any arboriculture assessment, it is considered necessary to condition that the development is carried out in accordance BS 5837:2012 (protecting trees during design, demolition, and construction).

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 development has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan 25-2451-DWG-01C, Existing / Proposed Floor Plans and Elevations 25-2451-DWG-02D
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. Prior to the commencement of development, details of 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 and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The development hereby approved shall be carried out in strict accordance with the requirements of BS 5837:2012 (protecting trees during design, demolition, and construction).
Reason: To ensure the development does not have any adverse impact upon trees neighbouring the site.
4. The extended area of driveway hereby permitted shall be constructed in a porous or permeable material or provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse and permanently maintained as such.
Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan 25-2451-DWG-01C, Existing /

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, T3 and T4 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.