

Delegated Decision Report

Application No:	25/0366	Statutory Period Expires:	8th July 2025
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Site:	22 High Cross Road Rogerstone Newport NP10 9AD		
Proposal:	SINGLE STOREY EXTENSION TO SIDE AND REAR WITH REAR TERRACE AND NEW PORCH		
Applicant:	R Poole		
Type:	Full	Ward:	Rogerstone North
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 It is noted that a similar application was approved under 22/0172 at no. 26 High Cross Road. The application approved a side extension, front porch and side extension, which represents a similar design to the proposed scheme.

2. SITE LOCATION AND CONTEXT

- 2.1 The applications site comprises of a 2 storey semi-detached dwelling situated on the north side of High Cross Road within the Rogerstone North ward. The property is located within the defined settlement boundary and is within a residential area. The adjoining neighbour also benefits from a single storey rear extension.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposed development seeks to erect a front porch, measuring 2.5m (w) x 1.3 (d) x 3.4m (h), side extension measuring 2.68m (w) x 5.73m (d) x 4.15m (h) and single storey rear extension measuring 8.3m (w) x 4.6m (d) x 4.15m (h). the existing outbuilding will be demolished to accommodate the development. The materials to be used on the external elevations are to match the existing. The proposal would result in a wrap-around style single storey extension to provide a porch, garage and additional living space. A terrace is proposed, with a 2m fence and a set of steps allowing access to the rear garden.

4. RELEVANT SITE HISTORY

- 4.1 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)

- 5.3.2 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural

Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.1 **Highways:** No objection

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 15.05.2025. Site Notice was put up on 23.05.2025.

7.1 NEIGHBOURS: 9no. neighbours were consulted. No representations were received.

7.2 ROGERSTONE COMMUNITY COUNCIL: No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity

8.2.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surrounding space. In this case, the extension would be positioned to the rear and would wrap around to connect with the proposed garage and porch. The only elements of the development that would be prominently visible from the street would be the garage and porch.

8.2.2 The SPG also notes that side extensions can disrupt the symmetry between pairs of semi-detached homes. In this proposal, the main entrance would be moved from the side to the front elevation. However, as the adjoining property has already undergone alterations, the change would not significantly impact the symmetry or result in any visual harm to the overall character of the semi detached pair. Additionally, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.

8.2.3 It is also advised that an extension adopts the roof form of the host dwelling. Accordingly, the extension has adopted the hipped roof form of the host dwelling. As such, the extension appears subservient to the host dwelling.

8.2.4 The materials of the extensions would match the existing dwelling. It is not considered that the proposals would detract from the character and appearance of the street scene or host dwelling. The materials of the terrace have not been confirmed, however these could be secured via condition.

8.2.4 While the street is predominantly made up of semi-detached properties, there is a variety in the appearance of their frontages. A comparable scheme was approved under planning reference 22/0172. It is therefore considered that the proposed development would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.3 Residential Amenity

8.3.1 The proposed extension would be constructed on the boundary with the adjoining neighbour at no. 24 and its depth would match, more or less, the depth of their rear

extension. Therefore, the extension would not harm the residential amenity of the adjoining neighbour by way of overshadowing or appearing overbearing. It is noted that a terrace is proposed as part of the proposals as the extension would be in place of the existing terrace. It is not anticipated that there would be additional overlooking with the new terrace compared with the existing terrace and the proposed 2m privacy screen will eliminate any potential views into the rear garden of the neighbouring properties. A condition will be added to secure this.

8.3.2 are no windows facing the neighbours at no.20 and as such there would be no privacy implications. The 45 degree tests have been undertaken in relation to the proposals and the most rear window at no. 20. The test passes and as such it is not considered that the proposals would result in an overbearing impact or loss of light entering the neighbouring property.

8.3.3 Overall, the proposals would not impact on the residential amenity of neighbouring occupiers. The proposals accord with policy GP2.

8.4 **Highways**

8.4.1 The proposals would not impact on the current parking arrangement and would not generate an additional parking demand. The proposals accord with policy GP4.

8.5 **Biodiversity**

8.5.1 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. A biodiversity scheme could be secured via a suitably worded condition.

8.5.2 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 proposal would not have a detrimental impact on the character of the host property and it would preserve the amenities of nearby occupiers. The proposal is therefore in accordance with the aforementioned policies, and as such is considered acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 882-11 - Proposed block plan, 882-09 - Proposed section-02, 882-08 - Proposed section-01, 882-07 - Proposed elevations, 882-06 - Proposed first floor plan, 882-05 - Proposed ground floor plan, 882-04 - Existing section

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 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 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).

03 No work shall be commenced on the construction of the approved scheme until details of materials and finishes to be used on the terrace have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

04 Prior to the first beneficial use of the terrace hereby approved, the 2m garden fence detailed in 882-07 - Proposed elevations shall be implemented and retained in perpetuity.

Reason: In the interests of residential amenities.

NOTE TO APPLICANT

01 This decision relates to nos: 882-03 - Existing elevations, 882-02 - Existing first floor plan, 882-01 - Existing ground floor plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

03 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) were relevant to the determination of this application.

04 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.