

Delegated Decision Report

Application No:	26/0281	Statutory Period Expires:	8th June 2026
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Site:	36 Old Park Road Bassaleg Newport NP10 8BR		
Proposal:	REAR SINGLE STOREY EXTENSION AND CONVERSION OF EXISTING GARAGE		
Applicant:	E Pritchard		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Permitted Development rights were removed under application 16/0632, accordingly the garage requires the express consent of the Local Planning Authority to undertake the proposed works.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a two storey, detached dwelling located within the Graig ward on a purpose built residential estate within the defined settlement boundary.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to convert the existing garage into a habitable room to facilitate a playroom, office space and utility area. The floor space measures 5.65 meters in depth, and 2.72 meters in width. It is proposed to remove the existing garage door and replace it with a window.
- 3.2 It is also proposed to erect a single storey rear extension. The rear extension will measure 4 meters in depth, 8.78 meters in width, and 2.79 meters in height. Additionally, two roof lanterns are proposed.

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)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSION AND DOMESTIC OUTBUILDINGS SPG
PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: *Appears not to be policy compliant.*

There is no information regarding bedroom numbers, however it appears to be a three-bed house with three spaces as per the SPG. The loss of the garage would reduce it to two spaces. Access to the rear is maintained for bin storage and potential cycle storage.

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour and Ward member notification letters were sent on 16.04.2026 and a site notice was put up on 24.04.2026. No representations were 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 development.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The proposed garage conversion is on the principal elevation and is readily visible within the public realm, therefore the proposed development will impact upon the amenity and character of the area. The proposal to convert the integral garage is considered to be a minor change that would not have any significant impact on the character and appearance of the existing dwelling or wider area. The window which is to replace the garage door would be in proportion with the existing windows on the principal elevation and the brickwork below the proposed window would match the main dwelling creating a coherent form of development.
- 8.2.2 In regards to the proposed extension, the adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser 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. It is also advised that an extension adopts the roof form of the host dwelling. In this case the roof does not adopt that of the host dwelling. However, it is not considered that the proposals would detract from the character and appearance of the host dwelling.
- 8.2.3 Therefore, the proposal is considered to be acceptable in regards of its visual impact and impact upon the character of the area compliant with policies GP2 and GP6.

8.3 Residential Amenity

- 8.3.1 The proposed garage conversion would not result in any built form, therefore no greater impact would be felt by the occupiers of the neighbouring dwellings as a result of the development relative to the existing in respect of overbearing/ overshadowing impact. The conversion would not result in an adverse impact on neighbouring amenity due to the scale, location and orientation of the proposed window. The window on the front elevation of the garage would not cause significant concerns and would create a typical residential relationship between properties.

- 8.3.2 The House Extensions and Domestic Outbuildings SPG states *A house extension (or a domestic outbuilding) should preserve adequate amenity space for existing and future occupiers of the application property.* There is adequate rear amenity space retained.
- 8.3.3 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.' The neighbouring property 34 Old Park Road is set back, therefore it is considered that the proposal would not result in an adverse impact on its residential amenity. Additionally, given the location of the proposed extension and the separation distance to the neighbouring property 38 Old Park Road, it is anticipated that the development will not result in a loss of daylight or privacy.

8.4 Highways

- 8.4.1 In part, the proposal includes the conversion of the existing integral garage to additional living accommodation. In this case the property would maintain the existing driveway spaces for off street parking provision. Given the amount of off street parking that would be retained and when considering the sustainable location of the application site it has not been possible to identify any unacceptable impact as a result of the loss of the garage. The proposed conversion is considered to comply with the requirements of Future Wales and PPW12 which advocates for lower levels of parking in sustainable locations.
- 8.4.2 The Local Highways Authority has been consulted on the application and raised concerns regarding the loss of parking space. However, the existing internal dimensions as set out in The Parking Standards SPG, do not meet the requirements to be counted as a parking space. It is also considered that there is sufficient parking in the area to ensure that harm will not be caused. Therefore, it is considered that the proposal would be in accordance with policies GP4 and T4.

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. As such a green infrastructure statement has been submitted stating that a bat box will be erected and Native Wildflower will be planted. Given the scale of the proposed development, it is considered that this is sufficient to comply 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 proposed garage would be in keeping with the character and appearance of the dwelling and the surrounding area. There is also sufficient parking in the area to ensure that the garage conversion would not have a harmful impact upon highway safety. Additionally, the proposed extension would not have an adverse impact on visual or residential amenity.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents < SD1188 P 00 - Site Location and Block Plans, SD1188 P 01 - Existing Plans and Elevations, SD1188 P 02 - Proposed 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 The biodiversity enhancement scheme as shown on: 'SD1188 P 02 - Proposed Plans and Elevations' 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1188 P 00 - Site Location and Block Plans, SD1188 P 01 - Existing Plans and Elevations, SD1188 P 02 - Proposed Plans and Elevations

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