

Delegated Decision Report

Application No:	25/0802	Statutory Period Expires:	29th April 2026
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Site:	150 Rowan Way, Newport NP20 6JT		
Proposal:	TWO STOREY SIDE EXTENSION		
Applicant:	C. Tobin		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 150 Rowan Way is a two-storey semi-detached dwelling located in the Malpas ward. Due to the topography of Rowan Way, the land slopes significantly from northwest to southeast meaning that no.152 sits at a significantly higher elevation than no.150.

2.2 The neighbouring properties are two-storey, mostly semi-detached dwellings, with traditional pitched roof designs facing the street and there is some uniformity of front elevations. The street scene displays a majority of brick-built dwellings with render panels at first floor level or sometimes hanging tile details. Some units have overdoor canopies or small front porches over doorways.

3. DESCRIPTION OF DEVELOPMENT

3.1 A two storey extension is proposed, extending 2.4m in width from the northwestern side elevation and 7.5m in depth. The extension would be built at the existing slab level measuring 7m in height to the ridge and 4.5m to the eaves. The extension would be set back 500mm from the front elevation of the host dwelling and set down 350mm from the ridge. At ground floor level, the extension would serve a store and a utility room and at first floor level, it would serve a bedroom and en-suite. Externally, the extension would be finished in red brick to match the ground floor external finish of the host dwelling. On the front elevation, fenestration would consist of 1no double pane window at first floor level and a black roller style door at ground level (1.75m in width x 2.25m in height). On the rear elevation, 1no double pane window is proposed at first floor level and 1no door and 1no window are proposed at ground floor level.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0525	CERTIFICATE OF LAWFUL USE FOR PROPOSED SINGLE STOREY REAR & SIDE EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS	GRANTED	09.08.2018

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.

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

It appears that the site only has one useable parking space (with lawful access), despite being a 3-bed property. The increase to 4 beds does not require any additional parking and the space at the side does not appear to have ever been used or be wide enough to be considered as parking.

In terms of parking policy therefore no objection is offered. The proposals do remove access to the rear for cycle and bin storage and therefore cannot be supported by highways.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 14.10.2025.

7.1 NEIGHBOURS: 5no neighbours were consulted. No representations have been received.

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 not be set off the shared boundary with no.152. Currently there is a 4.8m separation distance between the side elevations of each property. The extension would reduce this by 2.4m. Nevertheless, this separation distance has been altered by development at neighbouring properties, and a sufficient void would remain between the buildings. Additionally, this side extension would be set down from the neighbouring house to the northwest 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 front porch extension with a canopy, meaning that the properties are not symmetrical as existing, however the two-storey side extension would further disrupt the symmetry of the pair. Nevertheless, it is considered that mitigation is offered by the 1m setback and the set down from the ridge, which reduce the visual prominence of the extension and ensure the extension appears as a subordinate addition to the host building.
- 8.4 In terms of design, the roof would be dual pitch to match the roof form of the main dwelling, and the external materials of both the roof and walls would match those of the existing dwelling. The proposed fenestration replicates the proportions and fenestration-to-elevation ratio of the existing dwelling, and the proposed roller shutter door would be black to match the existing front door. Overall, it is considered that the proposed two-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 25-degree natural light test is applicable in this instance. The 25° test would be required where it relates to protected windows facing other buildings or relevant structures. In most cases, a proposal that fails the 25° test in relation to a neighbour's protected window will not receive planning permission. Side facing windows are more likely to fail this test because of established layout and a judgement will be made on whether or not a development that fails this test on a side facing protected window has a demonstrable adverse effect on the protected window over and above the existing situation. This will have regard to the relationship of the protected window to existing built development, the built character of the area, its orientation, the presence of other windows serving the same room and any other factors deemed to be material to the assessment of daylight impact on the window. The proposed extension would sit on the shared boundary but would remain 2.4 m from the side elevation of No.152, which contains one ground-floor and one first-floor window. The House Extensions SPG specifies that only habitable rooms are relevant to daylight considerations. The ground-floor window in the side elevation at no.152 is understood to serve a kitchen/diner. This neighbouring habitable room is also served by a rear facing window and door which would remain unaffected by the proposed development, ensuring adequate light to that room. Although the extension fails the 25-degree test, the existing dwelling also fails the test when assessed against the same window. Taking into account the orientation of the properties, the existing layout, and the presence of additional windows serving the habitable room, it is considered that the extension would not materially worsen the level of direct light received compared with the existing situation.
- 8.6 In terms of impact on perceived space, whilst the proposed side extension would reach the shared boundary and would protrude closer to the neighbouring habitable room, the existing situation already restricts views with the ground floor window facing the side elevation of the

existing main dwelling. Whilst the proposed extension would be of a greater scale, bringing a two-storey structure closer to the boundary, on balance it is considered that the impact on perceived space is not harmfully worse than the existing situation especially given the set down between the properties. Overall, on balance, it is considered that the proposed two-storey side extension would not harmfully impact the amenity of the neighbouring occupiers by reason of loss of light, perceived space or privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.

- 8.7 There are no windows proposed in the side elevation of the extension facing toward the neighbouring property, no.152, protecting neighbouring privacy. A single upper-storey window is proposed in the rear elevation of the two-storey side extension. However, it is considered that this window would not afford any additional overlooking beyond that already achievable from the existing first-floor rear windows of the main dwelling.

8.8 **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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through 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 would not harm the visual or residential amenity of Rowan Way. A condition will be added to ensure the submission of a 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:

- S-1003 Proposed Plans
- S-1004 Roof and First Floor Plan

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 external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

03 Prior to its installation, details of the garage door to be installed shall be provided in writing to the LPA. Following the LPA's written agreement the garage door shall be installed as agreed and retained as agreed for the lifetime of the development.

Reason: To ensure a satisfactory appearance in the interests of the visual amenity of the dwelling and the wider area, in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (adopted January 2015)

04 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 for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: S-1003 Proposed Plans, S1004 - Roof and First Floor Plan.

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