

Delegated Decision Report

Application No:	25/0251	Statutory Period Expires:	8th July 2025
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Site:	8 Jane Close Duffryn Newport NP10 8QG		
Proposal:	DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT WITH SINGLE STOREY REAR EXTENSION		
Applicant:	G Osborne		
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 is a detached dwelling situated within the Tredegar Park and Marshfield ward. The dwelling occupies a corner plot within a cul-de-sac. No.7 Jane Close is situated to the North East of the site and open green space to the South and South East of the site. The property currently benefits from a conservatory.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the construction of a flat roof, single storey rear extension, which would replace the existing conservatory. The extension would have a maximum height of 3.3m to the ridge of the proposed lantern, a depth of 5.05m and a width of 7.2m. Materials include a white smooth render and white uPVC windows. Fenestration includes a 5 panel window facing the rear garden, with 2no.windows to the side and set of French doors allowing access to the garden.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0051	ERECTION OF TWO STOREY SIDE EXTENSION	Granted with Conditions	10.03.2006
06/0295	ERECTION OF CONSERVATORY	Granted with Conditions	24.04.2006
14/1201	ERECTION OF SINGLE STOREY SIDE AND FRONT EXTENSION TO EXISTING HOUSE, A NEW DETACHED GARAGE, WALL BETWEEN HOUSE AND GARAGE AND EXTENSION TO DRIVEWAY	Granted with Conditions	22.04.2015

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 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 13.05.2025.

7.1 NEIGHBOURS: 2no. neighbours were consulted. 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 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 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's scale would appear subservient to the main dwellinghouse and would be positioned to the rear of the property. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the flat roof extension is contrary to the host dwelling's hipped roof form, it is positioned to the rear and out of public sight and as such, is not deemed unacceptable. Whilst the colour of the rendered finish from that of the host dwelling, it would not be highly visible from public view and is not considered to be detrimental to the appearance of the property. The proposed extension is therefore considered to be in accordance with policy GP6.

8.3 Residential Amenity

8.3.1 As there are no proposed side windows facing no.7, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring property.

8.3.2 The 45 degree tests have been undertaken in relation to the neighbour at no.7. Due to the single storey nature of the extension and the separation distance between properties. The test passes in the elevation 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. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance 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: Title Plan - FH - WA731817, Existing Elevations, Proposed Elevations, Project Proposal

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).

NOTE TO APPLICANT

01 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.

02 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) 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.