

Delegated Decision Report

Application No:	25/0654	Statutory Period Expires:	8th October 2025
------------------------	----------------	----------------------------------	-------------------------

Site:	30 Penylan Close Bassaleg Newport NP10 8NW		
Proposal:	DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND CREATION OF TERRACED AREAS WITHIN REAR GARDEN		
Applicant:	L & G Johnson		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 N/A

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey semi-detached dwelling located on Penylan Close, Bassaleg, a residential street within the defined settlement boundary. The property is bound by residential properties to the east, north and west and benefits from off street parking to the front alongside, a private rear amenity space.

2.2 The site is situated on a residential street that has a typical format of semi-detached houses fronting the road at either side. The majority of houses along the street have 2 storey side extension.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for construction of two storey side extension on the eastern elevation of the dwelling. The proposal would result in the ground floor being used as a utility room, washroom and bike storage area, while the first floor would be used as a bedroom and ensuite. Externally the alterations would consist of UPVC windows and bricked elevations to match the existing dwelling. Two bird boxes are proposed on the side elevation as a biodiversity enhancement.

3.2 The application also seeks consent for the re-structuring of the rear garden. The development will result in an mid-level patio area and a upper-level terrace area. The works to the rear garden area have already commenced and therefore this element of the development is partly retrospective. Screening is proposed along the boundary of the lower patio area.

4. RELEVANT SITE HISTORY

N/A

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

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.

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) is also relevant.

5.4.2 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: N/A

6.2 Local Highways Authority: N/A

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21.08.2025

7.1 NEIGHBOURS: Two comments were received in relation to the application. The key issues consist of: whether the decision can include restrictions/directions on working time and days and that the proposed two-story extension should be depicted on the left side of the rear elevation plan.

7.2 COUNCILLORS: No comment

7.3 COMMUNITY COUNCIL: No comment

8. ASSESSMENT

8.1 Principle of Development:

8.1. 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;

Two storey side extension:

8.2.1 The subject of the application is a two storey extension in replacement of the existing garage located on the eastern elevation of the dwelling. As a result, the development is visible within the public realm and will impact upon the amenity and character of the area. However, this type of development is common in the surrounding area, with many other dwellings on Penylan Close having similar two storey side extensions. Therefore, the proposed extension is considered to be in-keeping with the character and amenity of the area. The scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact.

8.2.2 The development is proposed to be set back from the dwelling, and the external finishes are proposed to match the existing dwelling which will result in a coherent visual impact. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

Terraced development in rear garden:

8.2.3 The subject of the development is the re-structing of the rear garden of the dwelling. As a result, the development is not visible from the public realm and therefore offers no objection in relation to visual/ character appearance. The proposed structure would be finished of materials that are acceptable and would not result in visual harm. Furthermore, other properties on the street share a similar type of development in their rear gardens.

8.3 Residential Amenity:

Two storey side extension:

8.3.1 The proposed development would increase the existing footprint and built form. However, it is not considered that the extension would significantly alter the current levels of overlooking experienced by neighbouring properties. As a result, any impacts resulting from the development are not considered to cause an unacceptable adverse effect on the living conditions of nearby residents.

8.3.2 The proposal includes a side window that will look onto the neighbouring property no.31 Penylan close. The window is proposed on the ground floor and would serve a wet room, it is considered that a condition can be attached to any planning consent requiring that the window be obscurely glazed and maintained as such.

Terraced development in rear garden:

8.3.3 The proposed resurfacing of the rear garden will create two new terraced patio areas — a mid-level and an upper-level patio. While it is noted the proposed patio areas will mainly be situated below the existing ground level, Unlike the existing sloped garden, these changes will provide a more formal, usable areas for longer periods of time.

8.3.4 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance states within para 5.5.1, '*In common with any other extension, a raised amenity space should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. A raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable*'. As the proposed rear garden will be terraced, the mid-level patio creates elevated vantage points that will affect the privacy of neighbouring properties. However, the inclusion of 1.8-metre-high screening

along both sides of the development provides effective mitigation. This screening addresses privacy concerns and is considered to make the proposal acceptable in this regard, it is however considered necessary to condition that the screening is erected on site prior to the development within the rear garden coming into beneficial use and is maintained as such in perpetuity. The erection of the fencing is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers nor is it considered to be of a height that would be visually incongruous.

8.4 Highway/Pedestrian Safety:

8.4.1 The proposal will result in the loss of the existing attached garage, However the size of the garage is 3.9m x 1.8m and therefore, it is noted that the internal dimensions of the garage do not meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it cannot be counted as a carparking space. Accordingly, the development would not result in a loss of onsite parking provision. It is also noted that there are no planning conditions that would restrict the use of the garage or require its retention.

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. In this case two bird boxes has been proposed, this is considered to be appropriate when considering the scale and context of the development.

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

8.6 Responses to third parties:

8.6.1 One of the comments supports the development but raises a concern that the rear elevation plan should show the proposed extension on the left side. However, this concern is already addressed, as the plan does in fact show the extension on the left side of the elevation.

8.6.2 Another comment is asking to include restrictions on working times and days. However, I do not believe this will be necessary as the development should be constructed in a fairly short period and is unlikely to be during anti-social hours.

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

Approve subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Revised Proposed Resurfacing 7A, Revised Site Plan 6A, Revised Proposed Elevations 4A, Revised Proposed Floor Plans 3A,
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. The materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.
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 (adopted January 2015).
3. The biodiversity enhancement scheme as shown on approved plan Revised Proposed Elevations 4A, 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).

4. The side window hereby approved shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity and maintained as such for the lifetime of the development.

Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).

5. The fencing as shown on approved plan, Revised Proposed Resurfacing 7A, shall be installed and maintained in accordance with the approved details and maintained as such in perpetuity.

Reason: To ensure the development is completed in a manner compatible with its surroundings and to protect the living conditions of neighbouring occupiers.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised Proposed Resurfacing 7A, Revised Site Plan 6A, Revised Proposed Elevations 4A, Revised Proposed Floor Plans 3A,

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.