

Delegated Decision Report

Application No:	25/0676	Statutory Period Expires:	16th October 2025
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Site:	5 Allt-Yr-Yn View Newport NP20 5EH		
Proposal:	REAR SINGLE STOREY EXTENSION AND PATIO		
Applicant:	H Panting		
Type:	Full	Ward:	Allt-yr-Yn
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 terraced dwelling, located in the Allt-yr-Yn ward. The site is positioned within the defined settlement boundary. The property benefits from off street parking to the front and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey extension is proposed, measuring 4m in depth extending from the rear elevation, 5.56m in width, 3.78m to the top of the proposed mono-pitch roof and 1.78m to the eaves. The extension will be used as a kitchen and externally, the extension will be finished with smooth white rendering and a slate tile roof to match the existing dwelling.

The patio will be measured 3.4m in depth extending from the proposed rear extension, 5.56m in width, have a maximum height of 1.3m and will be 150mm below Damp Proof Course DPC.

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.

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.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 None

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 3.09.25

7.1 NEIGHBOURS: No comment

7.2 COUNCILLORS: No comment

7.3 COMMUNITY COUNCIL: No comment

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 the development.

8.2 Visual Amenity/ 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 would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building with a lean to design that compliments the existing built form. Furthermore, the external finish of the extension is to match the existing dwelling, and the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP6.

8.2.2 Furthermore, the proposed patio will also be positioned in the rear garden of the dwelling. Therefore, it will not be visible from the public realm and as a result, offers no implications towards visual amenity and character of the area. The scale, form and finish of the patio is considered to be acceptable.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing footprint or built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. The extension is proposed with a limited scale and height,

therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. It is acknowledged that the scale of the extension conforms with the requirements of the General Permitted Development Order which has been considered in the assessment of this application. It is noted that one of the immediate neighbouring dwellings benefits from a single storey rear extension and therefore any impact felt as a result of the proposed development would be lessened further as a result.

- 8.3.2 The SPG states that ‘a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable.’ It is proposed the patio will be positioned 7.42m deep from the existing dwelling and 3.4m deep from the proposed extension. Furthermore, the proposed patio will share similar characteristics to the previous patio, as it will be set 150mm below DPC and the garden level will be positioned 1000mm below the patio. As a result, the patio would not disrupt the natural light, perceived space or privacy of neighbouring properties and is deemed acceptable.
- 8.3.3 To help mitigate any concerns related to residential amenity and privacy, the proposed development will include the extension of a 1.8m-high wooden fence by an additional 3 metres, ensuring it covers the full depth of the patio. This measure will help reduce any potential issues of overlooking, overbearing presence, or loss of outlook. Furthermore, It is considered that a 1.8m fence at the boundary is sufficient to protect the privacy of neighbouring occupiers and the proposed raised patio would not provide any unacceptable views toward the neighbouring amenity. No concern is raised to the present of the fencing at this height/extent along the common boundary. As such, it is not anticipated that the fence would impact neighbouring properties by means of a loss of privacy and the proposal accords with Policy GP2.

8.4 Biodiversity:

- 8.4.1 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 a pro uk rendered swift box has been proposed, this is considered to be appropriate when considering the scale and context of the development.
- 8.4.2 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 proposed rear extension is deemed acceptable, as it does not result in any significant loss of light or overbearing impact. Similarly, the raised patio in the rear garden is acceptable, with no notable overbearing effects or loss of privacy. The development has been thoroughly assessed against relevant local and national planning policies and found to be compliant. It is considered sympathetic to the character and appearance of the host property and would not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. DECISION

Approve subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Proposed Plans and Elevations SD1088 P 02ii, Site Location and Existing/Proposed Block Plan SD1088 P 00.
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: Proposed Plans and Elevations SD1088 P 02ii 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 fencing as shown on approved plan, Proposed Plans and Elevations SD1088 P 02ii, shall be installed and maintained in accordance with the approved details and maintained as such in perpetuity.

Reason: To ensure the living conditions of neighbouring occupiers are protected.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Plans and Elevations SD1088 P 02ii, Site Location and Existing/Proposed Block Plan SD1088 P 00.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP 2, 4 and 6 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.