

Delegated Decision Report

Application No:	25/1082	Statutory Period Expires:	10th February 2026
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Site:	239 Monnow Way Bettws Newport NP20 7RX		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION		
Applicant:	B Ash		
Type:	Full	Ward:	Bettws
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey semi-detached dwelling located in the Bettws ward, on Monnow Way a residential street within the defined settlement boundary. The property benefits from off street parking to the rear and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a single storey rear extension, measuring 3.51m deep, 5.86m in width, 2.2m high to the eaves and a maximum height of 3.48m. Externally, the development will have three sky lights, and will be constructed of render to match the existing dwelling built form. The plans show a small side porch type extension being removed to the side elevation.

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)

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 relevant.

6. CONSULTATION RESPONSES

6.1 Welsh Water:

The proposed development site is crossed by a 100mm foul combined sewer. No operational development is to take place or SuDS features installed within 3 metres either side of the centreline of the sewer. We request that prior to commencing any operational development the location of this asset.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 19.12.2025.

7.1 No comments 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.

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 less 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

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing footprint/ 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.

8.3.2 The 45 degree tests set out in the adopted SPG on House Extensions, have been undertaken in relation to the neighbours at no.237. Due to the single storey nature of the extension, its roof design and the separation distance between properties, the test passes in the elevation view and fails the horizontal test. 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 and the SPG only advocates for refusal of permission if both tests are failed. 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 Drainage:

8.4.1 As a result of the development site being crossed by the foul combined sewer Welsh Water was consulted on the application. No objections to the proposal have been given but the applicant is advised to contact the regulator as a build over agreement may be required. This is controlled separately by Welsh Water.

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 no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement scheme shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

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. It is considered sympathetic to the character and appearance of the host property and does not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site Location and Block Plan 200-01, Proposed Plans (2) (1) 200-04, Proposed Elevations (2) (1) 200-05
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. 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 undertaken in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. No openings / windows shall be installed in the side elevations of the extension hereby approved.
Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location and Block Plan 200-01, Proposed Plans (2) (1) 200-04, Proposed Elevations (2) (1) 200-05

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

04 The applicant is advised to contact Dwr Cymru Welsh Water to establish the location and status of its apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. A build over agreement may be required.