

Delegated Decision Report

Application No:	25/0800	Statutory Period Expires:	14th January 2025
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Site:	173 Christchurch Road Newport South Wales NP19 7QN		
Proposal:	REMOVAL OF REAR CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR AND SIDE EXTENSION		
Applicant:	S Williams		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is an attractive, two storey semi-detached bay fronted dwelling located on Christchurch Road at the junction with Hove Avenue. It has a front garden enclosed by a low boundary wall and fence and vehicle parking at the rear accessed via Hove Avenue.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed extension would wrap around the side/rear of the property having a maximum length of 11.8m to the side and extending 4.4m from the rear elevation. It would have a width of 2.6m to the side and 8.8m to the rear. It would have a maximum height of 3.8m with a sloping roof. In terms of fenestration a window is proposed in the front elevation, and to the rear glazed doors are proposed. Two rooflights are also proposed to the side. The materials pallet is specified as concrete roof tiles and facing brickwork to match the host dwelling elevations.

3.2 There is currently a hedge to the side boundary of the property which is proposed to be replaced with a dwarf brick wall with close boarded fence and pillars above. The pillars would have a maximum height of 2m and the fence would be approximately 1.8m high. The fence would span the side boundary for an approximate length of 20m, stopping short of the existing vehicular access at the rear of the property. It would not project forward of the front elevation of the proposed side extension.

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)
- SP9 (Conservation of the Natural, Historic and Built Environment)
 - GP2 (General Amenity)
 - GP4 (Highways and Accessibility)
 - GP5 (Natural Environment)
 - GP6 (Quality of Design)

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
- House Extensions and Domestic Outbuildings
- Wildlife and Development
- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: **Highway recommendation:**

Objection on highway safety grounds.

Highway Comments:

Highways offer no objection to the extension, but there are issues with the garage and boundary treatment.

The garage needs to be set back 5m behind the highway/site boundary to facilitate safe access (with no gates).

The fence must either be lowered adjacent to the access or “chamfered” to provide pedestrian visibility to both sides.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16/10/2025.

- 7.1 NEIGHBOURS: No responses have been received.

8. ASSESSMENT

- 8.1 **Principle of Development:**

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. These matters are discussed further below.

- 8.2 **Visual Amenity/ Character and Appearance;**

The proposed extensions are considered to be of an acceptable scale that will not dominate the host property. Whilst the side extension would have only a minimal set back from the front elevation of the host property, the purpose of such setbacks, as required by the Council's House Extension SPG is to ensure that side extensions have a subordinate appearance, to limit impact on neighbouring symmetry and to reduce the impact of infilling spaces between neighbouring properties. In this instance the adjoining property has a garage to the side and so the symmetry of the neighbouring pair is already eroded by reason of this. Furthermore, the property is situated adjacent to the road junction with a distance of over 17m between the host property and no.175 Christchurch Road with an intervening road. Given these factors, the absence of a 1m set back is not considered to result in an adverse impact to the visual amenity of the host property or the street scene.

- 8.3 As noted above, a fence with brick pillars is proposed in place of the existing hedge to the side of the property. Whilst this is regrettable, the hedge could be removed at any time. The design of the new boundary treatment with brick pillars to match the host property and close boarded fence in between is an acceptable design and is considered to be typical of boundary treatments in the area. A dark stain on the fence is advisable as the means of enclosure will be prominent.

- 8.4 **Residential Amenity:**

The proposed rear extension would be sited near to the shared boundary with no.171

Christchurch Road. This neighbour has been subject to a single storey rear extension having a depth of around 5m which is deeper than that proposed rear extension. As such the proposed rear extension would not result in an overbearing impact and nor would it impact light.

- 8.5 As noted above, the neighbouring property to the other side (east) no. 175 Christchurch Road is situated the other side of the road junction and given these distances the proposals are not considered to result in an adverse impact to the amenity of the occupiers of this property. There would be a distance of 15m between the rear extension and the neighbour to the north (1 Hove Avenue) and this relationship is considered to be acceptable.

8.6 **Movement:**

The proposals do not impact parking or movement. The proposals initially included a detached garage at the rear of the property which has since been removed from the scheme. Consequently, the Council's Highways officer comments in this regard are no longer relevant to the proposals. The Council's Highways officer has advised that the fence must either be lowered adjacent to the access or "chamfered" to provide pedestrian visibility to both sides. However, visibility at the vehicular access is already impacted by the hedge and would not be any worse as a result of the development.

8.7 **Biodiversity:**

The proposals do not include biodiversity enhancement measures in line with the aspirations of PPW. However, such measures that are proportionate to the scale of the proposals can be secured by condition.

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 proposals are considered to be acceptable in terms of design and will not result in a harmful impact to neighbouring privacy or amenity.

10.2 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 1173(02)25 Rev A, 1173(01)25 Rev A.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

02 Prior to commencement of development as hereby approved, biodiversity enhancement shall be provided in accordance with details that shall have first been submitted for approval and written approval received. Thereafter the approved biodiversity enhancement measures shall be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 The development as hereby approved shall be finished in materials in accordance with the approved details.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: site location plan, 1173(02)25 Rev A, 1173(01)25 Rev A, 1173(03)25.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP4, 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.