

Delegated Decision Report

Application No:	26/0211	Statutory Period Expires:	22nd May 2026
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Site:	4 Pendragon Grove Newport NP20 2QZ		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION AND ADDITION OF SECURITY GATE TO SIDE BOUNDARY WALL		
Applicant:	W Islam		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located on Pendragon Grove on the Mon-bank housing development. The property benefits from off street parking to the side and a private rear amenity space. The property occupies a corner plot with the external boundary facing the public realm being enclosed by a brick wall.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a single storey rear extension, measuring 2.96m deep, 7.4m in width, and a maximum height of 3.2m. Externally, the development will have a flat roof design, and three sky lights are proposed. Furthermore, the extension will be constructed of brickwork to match the existing dwelling.

3.2 The application is also includes the addition of a pedestrian access gate to the rear/side external boundary.

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 Local Highways Authority:

The new gated access is for pedestrians only and there are no anticipated highway impacts associated with the proposals. There are therefore no objections offered.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30.03.2026

7.1 NEIGHBOURS: One comment was received, the main points raised was a request to see the plans prior to making a decision. A further email was received by the neighbour which stated that works have already begun at the site and stated they have already raised an objection and would like to add specific clauses to the build.

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. While the extension is proposed with a flat roof and due to the sitting of the dwelling on a corner plot, the extension would be visible from the public realm. Notwithstanding this, the external finish of the extension is to match the existing dwelling, and the overall scale is limited. Therefore, the proposed extension is considered to be in accordance with policy GP6.

8.2.2 The security gate is proposed to be on the Eastern side boundary of the dwelling, adjacent to the highway and therefore readily visible from the public realm. However, the scale, sitting and design of the gate is deemed to be acceptable, avoiding any unacceptable harm to the character of the area.

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. Furthermore, the extension is modest in both scale and height, and due to its sitting in relation to the neighbouring property, any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. The pedestrian gate is not considered to adversely impact upon the living conditions of neighbouring occupiers due to its scale/sitting and relationship to neighbouring properties.

8.4 Third Party Responses:

8.4.1 One neighbour comment was received that objected to the proposal. The comment raised a

request to view the plans prior to making a decision. However, the proposed plans were and are available online throughout the application process. A further email was received by the neighbour which stated that they acknowledge that permission has been granted for the security gate but not the single storey rear extension and asked that should permission be given they would like to add specific clauses for the build. Firstly, no decision had been produced at the time for the application and in regard to the clauses noted, the proposal has been assessed against the relevant local and national policies and as mentioned above, would not result in a detrimental impact to the visual amenity of the dwelling and local area, as well as the residential amenity of the neighbouring properties. Furthermore, some conditions have been attached to the decision to protect the visual amenity and residential amenity of the neighbour properties and therefore no further clauses will be attached.

- 8.4.2 The email also made reference to the fact the applicant has already started work on the property, however, this has been done at the owner's own risk, as refusal of planning permission could result in enforcement action being taken.

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 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.

- 8.5.2 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 proposed rear extension and security gate 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 Plan WI.00.01, Proposed Plans and Elevations WI.04.02 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.
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 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 Plan WI.00.01, Proposed Plans and Elevations WI.04.02 Rev A

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.