

Delegated Decision Report

Application No:	26/0153	Statutory Period Expires:	22nd April 2026
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Site:	44 The Shires Marshfield Cardiff CF3 2AZ		
Proposal:	DEMOLISH THE EXISTING CONSERVATORY AND REPLACE WITH A SINGLE STOREY PERMANENT EXTENSION		
Applicant:	Yarnold		
Type:	Full	Ward:	Tredegar Park And Marshfield
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 property located within the Tredegar Park and Marshfield ward on a purpose built residential estate within the defined settlement boundary. NRW's Flood Maps for Planning shows the application site to be within a Zone 3/Defended Flood Zone. To the east, south and west of the application site are areas of dense planting however these are not subject to any Tree Preservation Orders.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing conservatory and replace it with a single storey extension. The proposed extension would measure 4 meters in depth and 4.5 meters in width. The proposed extension would have a hipped roof and measure 3.5 meters in maximum height. In terms of materials, there would be facing brickwork to match the existing host dwelling, with UPVC windows and doors and concrete tile.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
00/0424	CONVERSION OF DOUBLE GARAGE INTO LIVING ACCOMODATION	GRANTED WITH CONDITIONS	26/05/2000
00/1142	ERECTION OF A SINGLE STOREY EXTENSION	GRANTED WITH CONDITIONS	15/11/2000
06/0859	ERECTION OF A CONSERVATORY TO REAR OF PROPERTY AND GABLE PORCH TO FRONT OF PROPERTY	GRANTED WITH CONDITIONS	24/08/2006

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 8 Flooding

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

Policy T4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

5.5 TECHNICAL ADVICE NOTE (TAN) 15: DEVELOPMENT, FLOODING AND COASTAL EROSION

6. CONSULTATION RESPONSES

- 6.1 Tree Officer: *No objections, however the condition that materials must be stored on pre existing hard standing away from the trees and any change to this must have suitable protection for the trees provided regarding the root protection area.*

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour and Ward member notification letters were sent on 02.03.2026 and a site notice was put up on 02.03.2026. No representations were 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. 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 development.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surrounding space. In this case, the proposed development would be located on the rear elevation, and is not visible within the public realm, therefore would not change the impact upon the visual amenity and character of the area. Additionally, scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the host dwelling or neighbouring properties. As such, it is considered that the extension would not be overly obstructive, nor have an adverse impact on visual amenity.
- 8.2.2 It is also advised that an extension adopts the roof form of the host dwelling. Whilst the extension has a hipped roof, it is considered that the proposed single storey appears subservient to the host dwelling and does not have an adverse effect on the character of the area. Additionally, the proposed materials match that of the existing.
- 8.2.3 It is therefore considered that the proposed single storey extension would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.3 Residential Amenity

- 8.3.1 The proposed development would be in place of an existing conservatory, therefore any impacts associated with the development in this location would have already been established. It is considered that the depth of the proposed extension and garage would not result in an unacceptable level of harm to the residential amenity by way of overshadowing or overbearingness. Furthermore, the proposed development has a reduced number of windows compared to the existing conservatory, which would mitigate any potential impacts of overlooking. As such, the proposed extension would not result in an unacceptable level of harm to the neighbouring occupiers.

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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.5 Landscaping/ Trees

- 8.5.1 It is considered that due to the proposed development being built on existing hardstanding, there is unlikely to be any adverse impacts on the health of the nearby trees. The Councils Arboricultural Officer has been consulted on this application and requested a condition relating to the storage of materials, in this case the condition as requested is considered to be too restrictive and as all trees are located outside of the site this is not considered to be necessary, instead it is considered more appropriate to condition that the works are carried out in accordance with British Standard: BS 5837:2012 (protecting trees during design, demolition, and construction).

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 it is considered that the proposed development would not result in any harm to the visual or residential amenity of the area. A condition will be added to ensure the submission of a biodiversity scheme. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: SP 26011 02 - Existing Plans and Elevations, SP 26011 03 - Existing 3D, SP 26011 04 - Proposed Plans and Elevations, SP 26011 05 - Proposed 3D.

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

02 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

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 2011-2026 (adopted January 2015)

03 Prior to the commencement of development, details of a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The development hereby approved shall be carried out in strict accordance with the requirements of British Standard: BS 5837:2012 (protecting trees during design, demolition, and construction).

Reason: In the interest of protecting existing trees within close proximity of the application site.

NOTE TO APPLICANT

01 This decision relates to plan Nos: SP 26011 02 - Existing Plans and Elevations, SP 26011 03 - Existing 3D, SP 26011 04 - Proposed Plans and Elevations, SP 26011 05 - Proposed 3D

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