

Delegated Decision Report

Application No:	25/0357	Statutory Period Expires:	3rd October 2025
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Site:	211 Christchurch Road Newport NP19 7QL		
Proposal:	PROPOSED LOFT CONVERSION INCLUDING NEW DORMER AND CONSTRUCTION OF GARAGE		
Applicant:	G Ali		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 211 Christchurch Road (R320) is a two-storey end of terrace dwelling located within the Beechwood ward, Newport. The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map.

2.2 The surrounding area is predominantly characterised by residential dwellings, although adjacent to the property is Beechwood Park which is a designated Historic Park and Garden as identified by Policy SP9 of the Newport Local Development Plan 2011 – 2026 and the associated proposal maps

2.3 The property benefits from a generous rear and front garden with potential for multiple off road parking spaces along the side boundary of the curtilage. The external elevations of the property are finished in a smooth light-grey render and fenestration consists of dark grey UPVC glazed windows and doors throughout.

2.4 The site and neighbouring properties along Christchurch Road are set back from the highway and display a varied mix of architectural styles and boundary treatments. The application property forms the end dwelling of a uniform row of terraced houses with a strong building line. There is a generous interval between no.211 and no.213 Christchurch Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 A loft conversion is proposed to provide a sixth and seventh bedroom and a bathroom at second floor level. To accommodate the creation of 2no bedrooms and a bathroom, the erection of a rear dormer roof extension is proposed in the rear roof slope. The proposed dormer would measure 5.7m in width, 5.2m in depth and 2m in height. The dormer would be set down 540mm from the ridge of the host dwelling and set back 315mm from the eaves. Fenestration would include 1no triple pane window (serving bedroom six) on the rear and 3no velux roof lights (serving bedroom 7) in the front roof slope. The external walls of the dormer would be finished in vertical composite cladding in dark grey.

3.2 A detached garage is proposed, measuring 3m in width and 6m in depth, 2.4m to the eaves and 4.1m in height to the apex of the hipped roof. The external walls would be finished in smooth render, painted in light grey to match the host dwelling. 2no black UPVC windows are proposed on the northwestern (side) elevation of the proposed garage and a black roller shutter door is proposed on the southern (front) elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0434	SINGLE STOREY REAR EXTENSION	GRANTED WITH	24.07.2023

		CONDITIONS	
24/0137	REVISED PROPOSED SINGLE STOREY REAR EXTENSION (AMENDMENT TO APPROVED SCHEME 23/0434)	GRANTED WITH CONDITIONS	21.03.2024
24/0970	PART RETROSPECTIVE APPLICATION FOR A PROPOSED SINGLE STOREY REAR EXTENSION (AMENDMENT TO APPROVED SCHEMES 23/0434 AND 24/0137)	GRANTED WITH CONIDTIONS	04.02.2025

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)

NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy SP9 - Conservation of the Natural, Historic and Built Environment states that the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 CADW

No objection

PGW (Gt) 18 Newport: Beechwood Park

This planning application is for a loft conversion and new garage at 211 Christchurch Road, Newport, NP19 7QL.

The above designated historic asset is located inside 500m of the proposed development.

The application area is opposite the northern boundary of registered park and garden PGW (Gt) 18 Newport: Beechwood Park originally laid out as the grounds of a neo-classical style house built in 1880 and purchased by Newport Borough Council and opened to the public in 1900.

The proposed development is for a detached single storey garage on the east side of a dwelling together with a loft conversion, which will see a dormer extension to the rear (north) roof elevation and the addition of three roof lights to the front (south) roof elevation.

The houses on Christchurch Road were not built until the late 20th century but they are now an accepted part of the views from the registered park and garden. The proposed garage and front elevation roof lights will be visible from a limited area around the northeast entrance of the park, elsewhere being screened by mature trees within it. The proposed alterations will only slightly alter the general appearance of the row of houses adjoining the registered historic park and garden and this very slight visual change will not have any effect on the way that the registered park and garden is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW (Gt) 18 Newport: Beechwood Park.

6.2 HIGHWAYS OFFICER

Final response

No objection

The amended proposals address my concerns and there would be no sustained objection.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 14.05.2025, Site Notice was put up on 23.05.2025

7.1 NEIGHBOURS: 10no neighbours were consulted, sharing a common boundary and opposite, and 1no response was received

Neighbour Comments from 209 Christchurch Road

- Conditions of previous application have not yet been met
- Previous privacy issues have not been met
- Dormer will overlook into neighbouring property
- Concerns over shadowing of dormer
- Plans do not depict rear elevation compared to neighbouring property correctly

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that a proposal that changes the form of a roof should not detract from the character and appearance of the streetscape. The proposed dormer would be sited on the rear roof slope and would not be visible from the highway so is therefore unlikely to detract from the character and appearance of the streetscape. Instead, only minimal views would be afforded from the rear gardens of properties along Christchurch Road.

8.2 The House Extensions and Domestic Outbuildings SPG states that dormers should respect the character of the existing building and that a dormer with a wide flat roof is unlikely to be acceptable. It further states that '*dormers should be set well below the ridgeline of the main roof and set back from the main face of the existing building.*' A dormer should be set back at least 50cm from the eaves of the existing building and 50cm set down from the ridge of the existing roof. The proposal would be set down 540mm from the ridge of the host

dwelling and set back 315mm from the eaves which exceeds the minimum distances set by the SPG. Although the proposed dormer would include a wide flat roof, it is believed that mitigation is offered by the substantial setback/set down which reduces the conspicuity of the dormer. Moreover, given the siting of the dormer on the rear roof slope, only minimal views can be afforded from the rear gardens of neighbouring properties along this stretch of Christchurch Road so a wide flat roof would not cause significant harm to the area in this instance.

- 8.3 The House Extensions and Domestic Outbuildings SPG does not favour extensions/outbuildings situated to the front of properties and instead, advises that they are erected in a back garden and, if possible, out of public sight. Whilst the proposed garage would fail to accord with this guidance, it is understood why the garage must be sited to the southeast of the dwelling, given that this is where the existing vehicular access is located. Although the proposed detached garage would be visible from the highway, it would be set back 6.3m from the principal elevation of the host dwelling and 12.1m from the highway and would therefore not disrupt the established building line along Christchurch Road or appear conspicuous.
- 8.4 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). The proposed garage would replicate the hipped roof of the host dwelling and would include coping along the ridge to match the architectural detailing, contributing to a coherent form of development.
- 8.5 The application area is opposite the northern boundary of registered park and garden PGW (Gt) 18 Newport: Beechwood Park. As such, Cadw Historic Parks and Gardens were consulted. The proposed development is for a detached single storey garage on the east side of a dwelling together with a loft conversion, which will see a dormer extension to the rear (north) roof elevation and the addition of three roof lights to the front (south) roof elevation. The houses on Christchurch Road were not built until the late 20th century but they are now an accepted part of the views from the registered park and garden. The proposed garage and front elevation roof lights will be visible from a limited area around the northeast entrance of the park, elsewhere being screened by mature trees within it. The proposed alterations will only slightly alter the general appearance of the row of houses adjoining the registered historic park and garden and this very slight visual change will not have any effect on the way that the registered park and garden is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW (Gt) 18 Newport: Beechwood Park

Residential Amenity:

- 8.6 In order to prevent perceived overbearing effects, development must be a suitable size, of appropriate massing and in an appropriate location in proximity to a boundary. The proposed garage would be sited to the southeast of the property, set in 900mm from the shared boundary with no.213 Christchurch Road at its closest point. Due to the slope of the hipped roof, the garage would reach a maximum height of 2.7m at the point closest to the boundary and reach a maximum height of 4.1m to the apex of the roof (2.6m from the boundary). There is an existing conservatory-style rear extension at no.213 which is set in approximately 1m from the shared boundary with no.211. The extension has side elevation windows which face toward no.211. The garage would be sited approximately 1.8m from these windows. Given the above, it is considered that there is potential for a perceived overbearing effect. Despite this, the fall-back position of what can be achieved without the need for planning permission under the provision of the General Permitted Development Order (Wales) has been given weight in the assessment of this application. A 2M high boundary treatment can be erected at will along the shared boundary, therefore any impact in respect of overbearing is not considered to be of an unacceptable level. With regard to the above, it is considered that the proposed extension would not adversely affect neighbouring residential amenity by means of overbearing and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.7 Regarding the proposed dormer roof extension, it is considered that due to the position and

orientation of the property, the dormer would not have an unacceptable overbearing impact or result in loss of light to any neighbouring property

- 8.8 In terms of fenestration, 1no window is proposed in the rear elevation of the dormer. The proposed windows would provide views toward the rear which onlooks the rear gardens of Christchurch Road and the M4 which runs behind the rear garden of the property. Although the views would be from a higher level, the views provided would not go materially beyond what can already be achieved through the existing rear elevation windows at first floor level. Therefore, it is not anticipated that the windows would demonstrably and adversely affect neighbouring residential amenity by means of a loss of privacy over and above the existing situation, and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.9 2no single pane windows are proposed 1.7m above ground level on the side elevation of the proposed garage. The proposed windows would face the side elevation of the host dwelling, and the windows would not therefore result in loss of privacy..
- 8.10 It is acknowledged that concerns have been raised regarding the location of the dormer in relation to the adjoining neighbouring roof (no.209 Christchurch Road). The concerns relate to impact on privacy and a potential shadowing effect from the dormer. The proposed dormer is set in 90mm from the extent of no.209's ownership. The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2 Part 1 Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to conditions. The conditions include and are not limited to; the height must not exceed the highest part of the existing roof, the cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 40 cubic metres and any part of the enlargement must not be less than 20 centimetres from the eaves of the existing roof. While it has been requested that the dormer is set in 900mm from the shared boundary, the fall-back position of what can be achieved without the need for planning permission under the provision of the General Permitted Development Order (Wales) has been given weight and a 900mm set in is not sought in this instance. It has also been requested that a day light shadowing model is provided to demonstrate the impact of the dormer on neighbouring habitable windows however for the reasons outlined above, details are not considered necessary. Nevertheless, the daylight impact has been assessed, and it is observed that due to the orientation of the properties in relation to sunlight, the existing footprint of no.211 causes minimal shadowing to the habitable windows on the rear in the early morning. The addition of a dormer on the rear roof slope would not significantly worsen the level of direct sunlight reaching the property over and above the existing situation and given the limited height and depth of the dormer, it is not anticipated that natural light would be diffused.
- 8.11 **Highways safety:**
The Council's Highways Officer initially objected to the proposal on the grounds of Highways Safety as the site is located in an area with extensive parking controls with "no waiting" restrictions extending to the frontage of the house. Initially, the garage was located in-line with the front elevation of the dwelling, which was not back sufficiently to be used safely, and it was not possible for vehicles to stop on the drive while opening/closing the garage door. As such, the garage was set back 12.1m to allow a safe arrangement. Following this, the Highways Officer has removed their objection and is satisfied with the proposed location of the garage.

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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- PL-100 Site Location Plan
- PL-104 Proposed Site Layout
- PL-105 Proposed Floor Plans
- PL-106 Proposed Elevations
- PL-108 Proposed Garage.

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 No window or door openings shall be formed in the southeast (side) and northeast (rear) elevations of the garage hereby approved.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring property in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 The materials used to finish all external surfaces of the garage 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 GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

04 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL-100 Site Location Plan, PL-101 Existing Site Layout, PL-102 Existing Floor Plans, PL-103 Existing Elevations, PL-104 Proposed Site Layout, PL-105 Proposed Floor Plans, PL-106 Proposed Elevations, PL-108 Proposed Garage.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and SP9 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.