

Delegated Decision Report

Application No:	26/0543	Statutory Period Expires:	17th September 2026
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Site:	11 Harding Avenue Newport NP20 6QS		
Proposal:	DEMOLITION OF EXISTING PRECAST CONCRETE GARAGE AND REMOVAL OF RAISED GARDEN BEDS. ERECTION OF PROPOSED SINGLE STOREY KITCHEN EXTENSION		
Applicant:	L Steer		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 11 Harding Avenue is a single storey semi-detached dwelling located in the Malpas ward. To the south, the property shares a boundary with St Joseph's Hospital. The rear of Malpas Park Primary School's playing field is to the front of the property. The property has a front and rear garden, the front being open, with an existing detached precast style garage to the side and a driveway.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed extension would measure 4.5m in depth and 4.4m in width, with a setback of 0.85m from the existing front elevation. It would have a pitched roof with side gable to match the slope of the existing house, measuring 2.2m to the underside of the eaves and 3.9m to the top of the pitched roof.

3.2 Fenestration would consist of 1 no. triple pane bi-fold doors to the rear elevation and 1 no. triple pane window to the front elevation. The detached garage to the side of the property bears no architectural merit. Both the existing house and the proposed extension would be rendered white. There would also be associated landscaping alongside the removal of the raised garden beds.

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)

Policy GP2 (General Amenity)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS PARKING STANDARDS

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27th July 2026. A Site notice was posted on 31st July 2026.

7.1 NEIGHBOURS:
6 Neighbouring properties consulted. No responses have been received to date.

8. ASSESSMENT

8.1 Principle of Development:

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:

Supplementary Planning Guidance 'House Extensions and Domestic Outbuildings' states that a two-storey side extension should be set back at least one metre from the front elevation of the original building. Such a setback will reduce the visual impact of an extension, helping to maintain the character and appearance of both the original dwelling and streetscape. Development would be set in 2.9m from the boundary and back 0.85m of the host dwelling's front elevation. Both the dwelling and proposed extension are single storey and notably the dwelling is adjacent to a private hospital. So whilst on an estate of comparable designed properties with distinctive layout and character, the property is part of the only pair facing the highway on the south side of the hospital access. The absence of a 1m set back on this pair of semis is not considered harmful to the appearance of the dwelling or the wider streetscene. The proposal is therefore considered to be appropriately scaled and positioned in relation to the host dwelling and the space around it. The removal of the existing garage and raised planted eds around it is acceptable in visual amenity terms.

The extension would also adopt the roof form of the existing building, replicating its pitch and materials to achieve a coherent form of development. It is also desirable that the side extension has a set down from the original roof ridge of the host dwelling to ensure that the side extension is subservient to the host dwelling. The extension would be set down 400mm from the main roof of the existing building, reinforcing that the extension is subordinate to the existing dwelling. White silicone render applied to the extension is also to be applied to the existing property.

For the above reasons, it is considered that the proposed extension is a sympathetic addition to the property and therefore accords with Policy GP6 (Quality of Design).

8.3 Residential Amenity:

The proposed extension would accommodate the enlargement of the existing kitchen, which would benefit from 1 no. triple pane window, with views of Harding Avenue, and 1 no. bi-fold doors to the rear.

To assess the potential impact of proposals on neighbouring properties, proposed extensions should not have an overbearing effect on their surroundings, cause a loss of privacy, or loss of light. The extension is proposed adjacent to the boundary with St Joseph's Hospital, which is screened by a 2.7m wall/fence. The proposed extension is modest in scale and set back 4.6m from the shared rear elevation with the attached property, no.13. Given this, no

concerns are raised regarding a loss of privacy or light for the occupiers or neighbours as a result of the proposed development. The scale and positioning of the extension would not have an overbearing impact on neighbouring development or the streetscape. Overall, the proposals can be considered to accord with Policy GP2 (General Amenity).

8.4 Parking:

The application site falls within Parking Zone 3, where SPG advises provision of 1 space per bedroom, with a maximum requirement of 3 spaces. 11 Harding Avenue is a 2-bedroom dwelling, and the proposals would not result in an increase in bedrooms. Currently the property benefits from one off-road parking space on the driveway, as the existing garage measures 2.5m in width and 5.3m in depth. This falls short of SPG requirements for use as a parking space. The existing driveway is to be retained, so it is not considered demolition of the garage and the proposed extension would impact upon parking at the site. On road parking is unrestricted.

8.5 Biodiversity:

11 Harding Avenue currently benefits from a small, grassed front lawn. In the interest of biodiversity and compliance with Policy GP5, it is expected that this would be retained as per the proposed plans.

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 biodiversity enhancement proposals have been submitted as part of the application, but given the scale of development, such enhancements may be reasonably 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 proposed development has been considered against the requirements of the relevant local and national policies and is considered to be compliant. The development would remain in keeping with the character of the host dwelling without having a negative impact upon residential amenity.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Floor Plan and Elevations.

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 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 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 the relevant plans.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos:
Proposed Floor Plan and Elevations

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies Policy GP2 (General Amenity), Policy GP5 (Natural Environment), and Policy GP6 (Quality of Design) 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.