

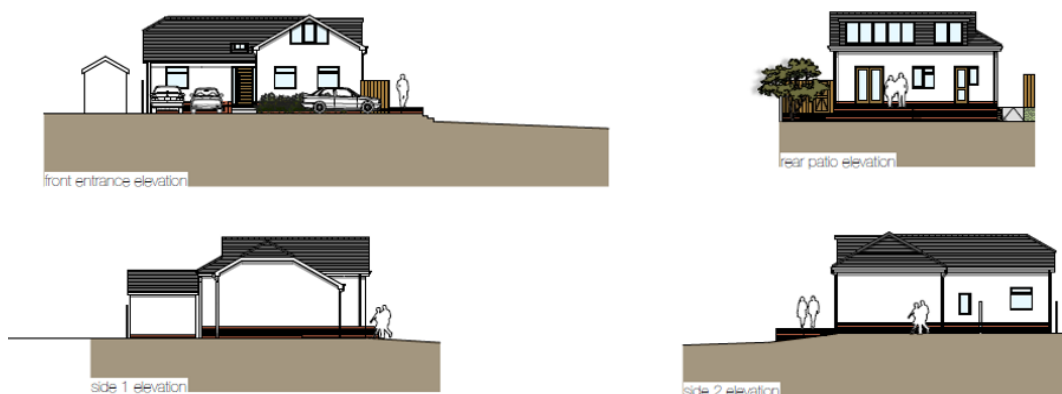
Delegated Decision Report

Application No:	25/0115	Statutory Period Expires:	10th April 2025

Site:	4 Catherine Drive Marshfield Cardiff CF3 2XB		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/0161 SINGLE STOREY EXTENSION, ROOF ALTERATIONS INCLUDING DORMER EXTENSION AND EXTERNAL WORKS. AMENDMENTS INCLUDE CHANGES TO LAYOUT AND ELEVATIONS		
Applicant:	M Williams		
Type:	Renewals and Variation of Conditions	Ward:	Tredegar Park And Marshfield
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 Consent was granted for a single storey extension, roof alterations including dormer extension and external works under ref 19/0161. The plans below indicate the approved plans.



- 1.2 The application granted consent for a dormer, which was approved to be 7m along the side roof pane, which faces agricultural land to the south east. The dormer was gabled, with the remaining roof being hipped.
- 1.3 The approved scheme has been partially implemented, as the single storey extension to the side of the dwelling has been constructed.

2. SITE LOCATION AND CONTEXT

- 2.1 The dwelling is a detached one and a half storey bungalow located within the village boundary of Marshfield. The dwelling is one of a small cluster of detached off Catherine Drive, located within the Tredegar Park and Marshfield ward. There is no defined building line, the style and design of these properties is highly varied as are the dwelling and plot sizes in which they sit. A public right of way (399/48/1) is situated to the north of the application site.

3. DESCRIPTION OF DEVELOPMENT

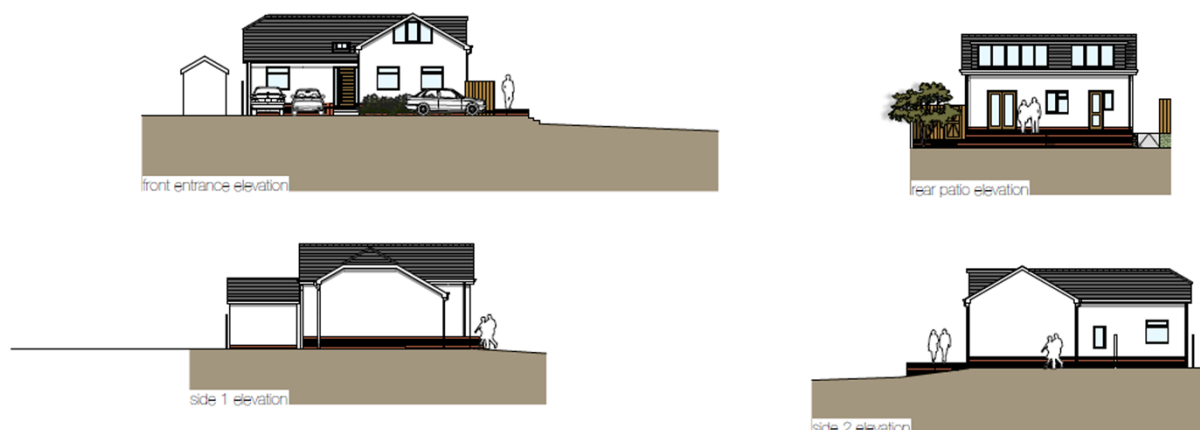
- 3.1 The application seeks consent to vary condition 01 of 19/0161, which states:

01 The development shall be implemented in accordance with the following plans and documents; 18/97-004A.

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

- 3.2 The amendments include extending the length of the dormer to omit the remaining hipped element of the roof, as per the plans below. The roof dormer will now extend 8.25m across

the roof pane. An additional window pane is also proposed. As previously, the dormer will provide an additional height to the bedrooms.



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
00/1342	ERECTION OF DETACHED DWELLING (OUTLINE)	Refused - Appeal Allowed	09.05.2001 (Appeal)
04/0714	ERECTION OF 1NO. DETACHED DWELLING	Granted with Conditions	20.11.2007
19/0161	SINGLE STOREY EXTENSION, ROOF ALTERATIONS INCLUDING DORMER EXTENSION AND EXTERNAL WORKS. AMENDMENTS INCLUDE CHANGES TO LAYOUT AND ELEVATIONS	Granted with Conditions	06.06.2019

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design), of the Newport Local Development Plan 2011-2026 are relevant to the determination of this application.

5.4 **SUPPLEMENTARY PLANNING GUIDANCE**

5.4.1 THE Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance and Parking Standards Supplementary Planning Guidance are also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Highways: No objection

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27.02.2025.

7.1 NEIGHBOURS: 9no. Neighbours were consulted. No representations were received.

7.2 MARSHFIELD COMMUNITY COUNCIL: No representations received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). A previous application has been granted consent for a similar development as proposed. There have been no significant changes to the Local Development Plan policy objectives that impact upon the acceptability of the scheme. Therefore, the principle of development is accepted.

8.2 Visual amenity

8.2.1 The Council's Supplementary Guidance on House Extensions and Domestic Outbuildings states that dormers should reflect the character of the existing building and that a dormer that has a wide flat roof is unlikely to be acceptable. It also states that a badly designed dormer window will appear obtrusive and detract from the character of main building.

8.2.2 There have been minimal changes to the previous scheme and as previously, the dormer would be set down from the ridge by 0.3m. Due to the shallow pitch of the roof, it is not practical to provide a pitched roof to a dormer. Given it's location, it is only the side of the dormer that would be visible from Catherine Drive, and the length of the dormer would not be visible. It is not anticipated that there would be a significant difference to the views from the public footpath (399/47/1) at the rear or from Catherine Drive. The proposals are not considered to have a more detrimental impact on the character and appearance of the surrounding area in comparison to what has already been approved.

8.3 Residential Amenity

8.3.1 Given its location, it is not anticipated that the extended dormer would have an unacceptable impact by way of loss of light, loss of privacy or be overbearing, in accordance with policy GP2. To ensure that neighbouring residential amenity is maintained, the condition restricting windows to the north-west and north east elevations of the extension will be re-added.

8.4 Highways

8.4.1 It is not anticipated that the proposals would have an impact on highway safety. The Highways Officer has offered no objection to the scheme. The proposals accord with policy GP4.

8.5.1 Conditions

8.5.1 There have been no significant policy changes since the previous application. Each condition imposed on the former application will be added to the current application.

8.5.2 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. As such, a new condition requesting a biodiversity enhancement scheme will be added to the current application.

- 8.5.3 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 It is not considered that the proposed amendments would have a significant detrimental impact on the character and appearance of the area or residential amenity in comparison to what has been approved under 19/0161. A biodiversity enhancement scheme is requested via a new condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents; 18/97-004B.

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 extension shall not be occupied until the vehicle parking area has been provided in accordance with the approved drawing. The 3 vehicle parking spaces shall thereafter be kept available for parking (of private motor cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with policies GP2 and GP4 of the Newport Local Development Plan and Newport City Council Parking Standards SPG.

03 No window or door openings other than those shown on the approved plan shall be formed at first floor in the north-west elevation of the extensions hereby approved.

Reason: To protect the privacy of adjoining residents. In accordance with Policy GP2.

04 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.

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

05 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 implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 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.

02 House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted August 2015) and Newport City Council Parking Standards (Adopted August 2015) 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.