

Delegated Decision Report

Application No:	26/0188	Statutory Period Expires:	7th July 2026
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Site:	1 Tennyson Avenue Llanwern Newport NP18 2DY		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION, SIDE DORMER, REPLACEMENT GARAGE AND GARDEN ROOM		
Applicant:	A & H Baulch		
Type:	Full	Ward:	Llanwern
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two-storey semi-detached dwelling located within the Llanwern Ward. The property is located within the Countryside, within Flood Zone 3 and in an Archaeologically Sensitive Area. The application property sits at the entrance of the street and Llanwern Golf Club is situated and adjoins the property to the east. The application property forms part of a linear row of existing dwellings of thirties style on the northern side of the street with a row of properties also on the southern side. The street has a very pleasant amenity with established front gardens and spacious rear gardens. Most properties benefit from drives and off road parking and on road parking is unrestricted.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a single storey rear extension side dormer and garden room. The property currently benefits from a single storey garage and extension and a number of greenhouses. The extension would infill between the existing extension and side boundary. It would be 3.7m in width, 2.8m in depth and 3.09m in height. The design and access statement confirms that the extension would be rendered. The proposed dormer would be 2.63m in height, 2.8m in depth and 2.65m in width and would be clad in zinc.

3.2 The garage and garden room would replace the existing garage and green houses. The garage would have a height of 3m, a depth of 7m and a height of 3.3m. The garden room would be 4.5m in depth, 5.5m in width and 3.3m in height. Both would be clad.

4. RELEVANT SITE HISTORY

4.1 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)

5.3.1 Policies SP1 (Sustainability), SP5 (Countryside), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), H13 (Extensions to Dwellings in the Countryside), CE6 (Archaeology) and T4 (Parking) of the Newport Local Development Plan 2011-2016 (Adopted January 2015) are considered relevant to the determination of the application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Councils Supplementary Planning Guidance on House Extensions and Domestic Outbuildings and the Parking Standards SPG are also relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 TAN5 - Nature Conservation and Planning, TAN12 - Design, TAN15 - Development, Flooding and Coastal Erosion

6. CONSULTATION RESPONSES

6.1 **Highways:** No objection

6.2 **Ecology Officer:** No response received

6.3 **HENEB:** No objection.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 23.03.2026. 7no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is situated within countryside as designated by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) where development is strictly controlled and only development requiring or compatible with a countryside location will be considered favourably. In this case, the residential property is existing, and no in-principle objection is raised subject to the policies outlined within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are met.

8.1.2 Policy SP5 and H13 seeks to prevent inappropriate development in the countryside, protect the open character and appearance of the Countryside, Green Wedge and Special Landscape Area; and to prevent coalescence between urban areas.

8.2 Character and Appearance

8.2.1 The application site is located within the Countryside. Policies SP5 and H13 seeks to prevent inappropriate development in the countryside and to protect the open character and appearance of the Countryside. Policy H13 states 'beyond settlement boundaries, proposals to extend a dwelling will be permitted provided that; the volume of the extensions is not more than 30% of the original dwelling or as existed in 1948 and the existing dwelling has a lawful residential use.' The policy is designed to prevent the urbanisation of the countryside through progressive increases in the size of existing dwellings that could alter the character of the rural area. The extension would increase the size of the dwelling by approximately 11% and as such would not exceed this threshold.

8.2.2 Regarding rear extensions, the 'House Extensions and Domestic Outbuildings' SPG states 'Wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of every extension should be appropriate to the main building and the space around it.' The single storey extension is situated at the rear of the property and a sufficient amount of garden is retained. The materials would be clad and would not match the existing property. It is considered that the extension, owing to its location, scale and design would not result in a harmful impact on visual amenity. Whilst of a more

contemporary style and finish, it would not detract from the character and appearance of the host dwelling or wider street scene, and would not impact on the openness of the countryside, in accordance with policies GP6 and SP5.

8.2.3 The side dormer would be situated on the eastern roof slope and would be highly visible from the public realm. With regard to dormer roof extensions, the 'House Extensions and Domestic Outbuildings' SPG states 'dormers should respect the character of the existing building. A badly designed dormer window will appear obtrusive and detract from the character of the main building.' The SPG also states 'a dormer that has a wide flat roof is unlikely to be acceptable. A dormer should be set back at least 50cm from the eaves of the existing building. It should also be set down at least 50cm from the ridge of the existing roof.' Accordingly, the dormer would be set down from the ridge of the roof by 1.5m and set up from the eaves by 1m. A large amount of the roof slope would be retained. The property is the first on the street, and the dormer would be a prominent addition to the roof slope, however the dormer could be added under permitted development rights and the impact on the street scene would be minimal. On balance, no harm has been identified as a result of the placement of the dormer.

8.2.4 The proposal involves the demolition of the garage, a replacement garage and garden room along the eastern boundary with the golf club. The latter is a mixed flat and shallow roof brick structure of little architectural merit and single storey. In terms of the garage, this would be at a higher height than the existing garage and the garden room will replace the existing green houses that are in situ. The garden room would be at the rear of the garden, connected to the garage via a timber structure. The materials include timber and white render, which would match the host dwelling, therefore resulting in a visually coherent development that is appropriate in its context. Whilst higher than existing, the garage would be in the same location as the existing garage so is set back, minimising the overall visual impact from the street scene. The garage and garden room would allow for a large amount of garden to be retained, and would not impact on the openness of the countryside, sitting alongside existing built form at the golf club. The development would not be harmful to the character and appearance of the area and will be in accordance with policy GP6 and SP5.

8.3 **Residential Amenity**

8.3.1 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.

8.3.2 The 45 degree tests have been undertaken in relation to the adjoining neighbour as set out in the SPG. In this case, the tests fail marginally. However, it is acknowledged that due to the orientation of the application site, the rear windows would already be affected by loss of light particularly in the morning. Further to this, the extension falls under the requirements Schedule 2. Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which provides permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse. On this basis, it is not considered that the extension would impact the neighbouring window over and above what they already experience, and the fall back position, it would be unreasonable to refuse in this instance.

8.3.3 The garage would replace an existing garage and the garden room would replace existing greenhouses. These buildings would be located on the eastern side, that shares a boundary with the golf club. It is not anticipated that there would be an overbearing impact on the neighbouring occupiers as a result of the development. Whilst the single storey extension will appear on the shared boundary close to an existing bay window and rear patio on the adjoining semi, the single storey is of modest scale and height being just over 3m high and under 3m deep.

8.4 **Highways**

8.4.1 The application site is situated with Parking Zone 5, which requires 1 space per bedroom with a maximum of 3. The proposals do not alter the parking arrangement, nor do they generate a higher parking demand. The Highways Officer has offered no objection to the development. The proposals accord with policies GP4 and T4.

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 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. The design and access statement refers to the potential for a biodiversity enhancements on site, however no details have been provided. Given the scale of development, it is considered that these details can be secured via condition.

8.5.2 The proposal involves works to the roof and the demolition of the garage. The Council's Ecologist was consulted however offered no comments on the proposals. Notwithstanding this, a precautionary approach will be taken, and if during the course of development the presence and/or evidence of protected species are detected all works must stop and suitable professional advice from a qualified Ecologist should be sought. A suitably worded informative will be added to any consent issued.

8.6 **Flooding**

8.6.1 The application site lies entirely within Flood Zone 3 as referred to in the Flood Maps for Planning. Given that this is an existing residential property, a Flood Consequences Assessment is not considered necessary in this case. It is not anticipated that the proposals would contribute to an increased flood risk. Natural Resources Wales have offered no objection to the scheme. The proposals accord with policy SP13.

8.7 **Archaeology**

8.7.1 The application site is located within an archaeologically sensitive area. Heneb have been consulted on the application, and offer no objection to the proposal. Given the scale of the proposal, it is not anticipated that there would be an impact on the archaeological assets. The proposals are considered to accord with policy CE6.

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 Having regard to the aforementioned policies of the LDP and Planning Policy Wales, the proposals are considered acceptable. The development is considered to maintain the openness of the countryside and would maintain the character and visual amenities of the locality. Planning permission is therefore granted with conditions.

11. DECISION

Granted with Conditions

01 The development shall be implemented in accordance with the following plans and documents: 2602-P-102-B - Proposed Site Plan, 2602-P-111-C - Proposed First Floor Plan, 2602-P-112-C - Proposed Second Floor Plan, 2602-P-140-B - Proposed Roof Plan, 2602-P-120-B - Proposed Elevations 1, 2602-P-121-B - Proposed Elevations 2, 2602-P-122-B - Proposed Elevations 3, 2602-P-123-C - Proposed Elevations 4, 2602-P-110-B - Proposed Ground Floor Plan

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 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).

03 No window or door openings (other than those shown on the approved plan) shall be formed in the west elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents.

04 At no time shall the flat roof of the extension hereby approved be used in any form as a balcony, roof terrace or sitting out area.

Reason: To protect the privacy of occupiers of adjoining residential properties.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, GP2, GP5, GP6, CE4, H13, T4 and CE6 were relevant to the determination of this application.

02 The Councils Supplementary Planning Guidance on House Extensions and Domestic Outbuildings and Parking Standards were relevant to the determination of this application.

02 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.