

Delegated Decision Report

Application No:	25/0062	Statutory Period Expires:	30th April 2025
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Site:	11 Dewsland Park Road Newport NP20 4EF		
Proposal:	SINGLE STOREY EXTENSION AND LOFT CONVERSION		
Applicant:	M Duffy		
Type:	Full	Ward:	Stow Hill
Decision:	REFUSED		

1. BACKGROUND

- 1.1 In January 2023, under the application 22/1086, a lawful development certificate for a proposed single storey rear extension was granted.

2. SITE LOCATION AND CONTEXT

- 2.1 11 Dewsland Park Road is a two storey, semi-detached dwelling located in the Stow Hill ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks permission for a single storey rear extension and loft conversion. The proposed rear extension would measure 6.6m in width, 5.8m in depth, and 3.5m in total height.
- 3.2 The loft would accommodate a bedroom and an en suite. It is proposed that the loft conversion would have a dormer window on the rear elevation. The proposed dormer would have 1no smaller window and a larger 6no pane window, spanning the full height of the dormer. The windows would be grey UPVC with grey cladding to match the roof slates and black soffits and guttering to match existing.
- 3.3 It is also proposed for the external materials of the house to be changed to a white painted render. This would be on the original dwelling as well as the proposed extension.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
22/1086	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION	GRANTED

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)

Policy CE7 (Conservation Areas)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS SPG

5.5 ST WOOLOS CONSERVATION AREA CONSERVATION AREA APPRAISAL APRIL 2018 - CONSULTATION DRAFT.

6. CONSULTATION RESPONSES

- 6.1 Local Heritage Officer: *request that further information on materials and finishes, particularly of the roof extension, are provided given it backs on to the St Woolos Conservation Area.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 06.03.2025, Site Notice was put up on 14.03.2025.

- 7.1 NEIGHBOURS: None.

- 7.2 COUNCILLORS: None.

- 7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

- 8.1 The property is outside but adjacent to the St. Woolos Conservation area. The plan below identifies the location of the property with a red dot and the boundary of the conservation area is defined by the green line. The conservation area is located to the rear of the property.



- 8.2 Policy CE7 Conservation Areas of the LDP states:
Development **within or adjacent** (my emphasis) to conservation areas will be required to:
- i. be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate.
 - ii. avoid the removal of existing historic features, including traditional shopfronts and joinery.
 - iii. use materials which are traditional, or appropriate to their context.
 - iv. complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.
 - v. pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area.
 - vi. avoid adverse impact on any significant views, within, towards and outwards from the conservation area.
- 8.3 Therefore, whilst the property is located outside the conservation area, as it lies adjacent to it, the proposal has to be assessed having regard to policies CE7 and SP9 of the LDP.



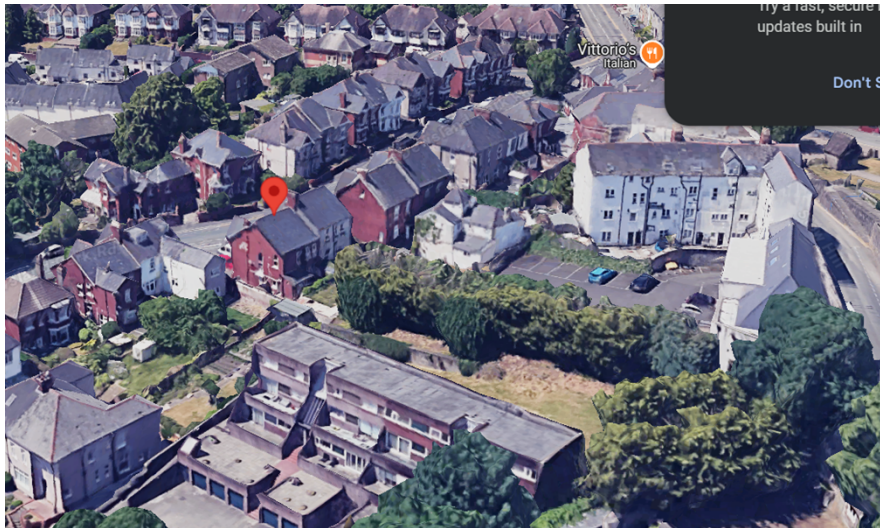
The single storey extension

- 8.4 The single storey extension must comply with Policy CE7, therefore, it is important to consider if the extension preserves or enhances the character or appearance of the conservation area.
- 8.5 Policy CE7 states: *Development within or adjacent to conservation areas will be required to be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate.* In this case, the proposed rear extension would not be visible within the conservation area, and therefore would comply with Policy CE7.
- 8.6 The proposed extension would be adjacent to two neighbouring properties and therefore the 45° test is required. The neighbouring property, 9 Dewsland Park, has a ground floor window on the rear elevation and the extension would project beyond the existing protected windows. For the plan view test, a notional line was drawn at 45 degrees from the centre of the affected window. The proposed extension did project beyond this line, however, the extension did pass the elevation test, and therefore it is considered that the development would only affect 9 Dewsland Park by a marginal amount.
- 8.7 The plan test was also undertaken for 13 Dewsland park. The proposed extension projected beyond this line by a significant amount. Additionally, due to the relative change in topography, the side window would be quite visible and elevated, although it has been acknowledged that there are already windows placed on this elevation. However, the extension did pass the elevation test. Therefore, it is considered that the rear extension is acceptable.

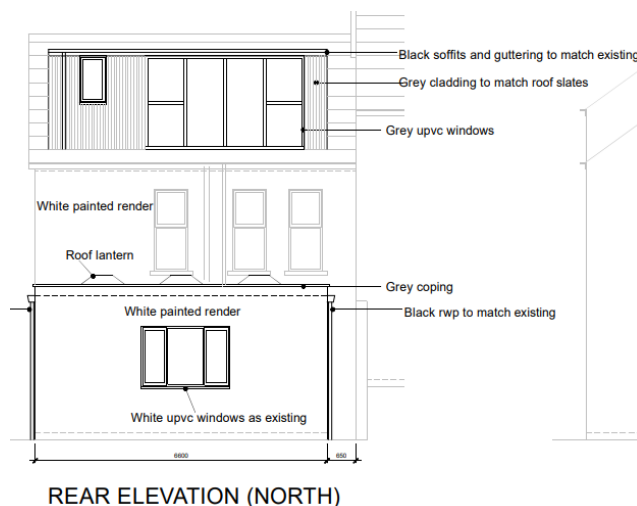


The proposed rear dormer

- 8.8 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states: *A proposal that changes the form of a roof (e.g. pitched to mansard) should nevertheless be consistent with the scale and proportions of the existing building and that A proposal that changes the form of a roof should not detract from the character and appearance of the streetscape.*



- 8.9 The neighbouring properties do not generally have rear dormer windows and therefore it is considered that the proposed dormer would be out of keeping with the locality.
- 8.10 In terms of design, it would have a flat roof box style and so would appear quite bulky on the elevation. The design of its fenestration is bland and discordant, with no symmetry or design merit.
- 8.11 The material of the dormer would not match the existing materials of the main property. The main roof is slate whilst the proposed dormer is a grey cladding. Additionally, the materials of the window have not been confirmed, however they are white. The dormer would have grey UPVC windows.



- 8.12 As the proposed dormer would be sited in the rear, it would not cause an impact to the street scene. However, the proposed dormer would be very visible from the rear of the property, which backs onto Stow Hill. Additionally, the proposed dormer would be partly visible from Deanery Gardens, Dewsland Park Road.



8.13 Furthermore, Policy CE7 states: *Development within or adjacent to conservation areas will be required to be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate.* It is considered that the proposed dormer would not preserve or enhance the character or appearance of the conservation area. The proposed dormer is not in keeping with the host dwelling and would stand out against the properties' neighbouring dwellings.

8.14 It is considered that the proposed rear dormer is not acceptable.

8.14 **The rendering of the main property**

The application property is of traditional character with a very pleasant architectural appearance. It is finished in red brick to all elevations with a slate roof and red ridge tiles. The adjoining semi-detached property is finished in the same materials to the front (although render to the rear) as are the majority of neighbouring properties. However, there are several isolated examples of properties along the road that have been rendered. On balance, it is considered that the proposed rendering of the

property would not have an unduly adverse impact on the character or appearance of the property and streetscape.

Biodiversity

- 8.15 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. A biodiversity enhancement has not been provided.

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 dormer, by reason of its location, scale and design, would negatively impact visual amenities, the character of the property, and the appearance of the wider streetscape. A biodiversity plan has also not been submitted. The proposal is therefore not in accordance with policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG.

11. DECISION REFUSED

- 01 The proposed dormer, by reason of scale, design and materials, would fail to preserve or enhance the appearance and character of the St Woolos conservation area, which is contrary to Policy CE7 of the Local Development Plan for Newport 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Elevations rear (north) & side (east), Proposed floor layouts, Proposed Elevations front and side (west), 25-103-P4-1 Proposed Elevations 1 of 2, 25-103-P2-2 Existing Elevations 2 of 2, 25-103-P2-1 Existing Elevations1 of 2, 22-187-P2 Existing Elevations, 22-187-P1 Existing Layouts, 22-187-P0 Location Plan, 22-187-P4 Proposed Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, SP9 and CE7 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.