

# Delegated Decision Report

|                        |                |                                  |                           |
|------------------------|----------------|----------------------------------|---------------------------|
| <b>Application No:</b> | <b>25/0786</b> | <b>Statutory Period Expires:</b> | <b>18th November 2025</b> |
|------------------------|----------------|----------------------------------|---------------------------|

|                   |                                            |              |               |
|-------------------|--------------------------------------------|--------------|---------------|
| <b>Site:</b>      | <b>23 Montgomery Road Newport NP20 6QE</b> |              |               |
| <b>Proposal:</b>  | <b>TWO STOREY SIDE EXTENSION</b>           |              |               |
| <b>Applicant:</b> | <b>R Nicholas</b>                          |              |               |
| <b>Type:</b>      | <b>Full</b>                                | <b>Ward:</b> | <b>Malpas</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>             |              |               |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The property is a two storey, semi-detached dwelling and occupies a corner plot near to the junction of Montgomery Road and Alanbrooke Avenue. The wider area is a modern housing estate with properties having varying designs. The application property has a wide frontage with a low front boundary wall and lawn behind and a driveway to the side leading to an attached garage. The site tapers to the rear as the plot reduces in width.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The existing garage to the side of the property is proposed to be demolished to make way for the extension. At ground floor the proposed side extension would have a maximum width of 4.8m reducing to 4m at the rear with a step-in from the side boundary to take account of the way in which the plot reduces in width from front to rear and a lean-to roof bridging the wider ground floor element to the first floor. The extension would be set back from the front elevation of the host property by 500mm. At first floor level the extension would measure 4m in width x 7.4m in length. The extension would measure 7m in height to the ridge which would be level with that of the host dwelling. The internal layout would comprise a sitting room, utility room and kitchen at ground floor with a fourth bedroom and en-suite at first floor.

3.2 In terms of fenestration, two windows are proposed at ground floor to the front elevation and a first-floor window is proposed. A ground and first floor window are proposed to the rear. No windows are proposed to the side elevation. Proposed materials comprise a white render finish to the extension with white plastic windows and concrete roof tiles. Side access to the rear garden would be retained.

## 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)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

House Extensions and Domestic Outbuildings  
Wildlife and Development  
Parking

## 6. CONSULTATION RESPONSES

### 6.1 Local Highways Authority: Objection on parking policy grounds.

#### **Highway Comments:**

There does not appear to be any proposal to replace the garage, despite the Design Statement suggesting it is to be replaced.

It appears at this stage that the garage would be lost but access to the rear would be retained. The loss of a garage space would raise an objection on parking policy grounds. Cycle parking could potentially be retained/provided at the rear along with bin storage.

The existing drive appears too narrow to be counted as two spaces (and path) but could be widened at the expense of a tree.

To be compliant with parking policy, the drive could be widened, without this Highways cannot support the proposals.

## 7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 2<sup>nd</sup> October 2025.

### 7.1 NEIGHBOURS: No responses have been received.

## 8. ASSESSMENT

### 8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. These matters are discussed further below.

### 8.2 Visual Amenity/ Character and Appearance;

As noted above, the property occupies a fairly prominent corner position and is one half of a neighbouring pair of semi's. The Council's House Extension SPG states that side extensions should be set back by 1m from the front elevation of the host dwelling in order to reduce impact on neighbouring symmetry and should also be set down from the ridge. In this instance neighbouring symmetry is not particularly strong as the adjoining property is set back and is orientated such that it is accessed via Allanbrooke Avenue. Consequently, the design of the front elevation of the neighbouring property is different from that of the host dwelling and it has an extension projecting forward. Furthermore, the side extension replaces an existing garage which is wider than the proposed extension and flush with its front elevation. In view of these factors, it is considered that there is justification to deviate from the SPG and a lesser set back is acceptable. Whilst the ridge of the extension has not been set down and would be level with the host dwelling, there is a hipped roof over the main house and the extension also has a hipped roof although the angle of roof plane is

slightly different to the original. The latter is unlikely to be discernible and certainly not incongruous. Overall it is not considered that the absence of a set down is harmful to either the visual amenity of the host dwelling or the wider street scene.

- 8.3 The proposed extension is proposed to be finished in white render. The host dwelling has brick finish to the front elevation and white render to the side. The existing garage is finished in white render, albeit this is to be demolished. Properties in the vicinity have both render and brick finishes, with some being entirely render and it is not considered that the proposed render finish to the extension would result in an adverse impact to the visual amenity of the property or the area.

8.4 **Residential Amenity:**

In terms of potential impact to neighbouring occupants, there is a good level of separation between the host property and the neighbouring property to the west; 21 Montgomery Road with this property set away from the shared boundary by a minimum of 5m and having an intervening garage. A first-floor window in the side elevation of no.21 is obscure glazed and so not protected. Furthermore, no 21 is also set at a higher level which further reduces impact. The proposed extension would not project further rewards than the rear elevation of this neighbour. A first floor rear facing en suite window is proposed. This is closer to the shared boundary than existing and if clear glazed, would likely give rise to additional overlooking or perceived overlooking. Notwithstanding, as this will serve a bathroom, a condition requiring it to be obscured is reasonable.

- 8.5 A minimum distance of 22m would be retained between the host dwelling and the properties opposite and the proposals are not considered to result in an adverse impact in terms of neighbouring privacy or amenity.

8.6 **Movement:**

Whilst the proposals do not result in an increased demand for parking in accordance with the Council's Parking SPG, as noted by the Council's Highways officer, the proposals would result in the loss of the garage. The internal dimensions of the garage are 5m x 2.8m and as such it is large enough to count towards the existing parking availability at the property. The driveway would be retained and provides parking for one vehicle. As such there is an existing parking deficit of one space and this would be increased to two spaces as a result of the loss of the garage.

- 8.7 Additional parking could feasibly be provided to the front of the property but this would be at the loss of a tree and lawn which would be regrettable and such features are considered to contribute positively to the street scene. Given the wide frontage of the property there is space to park a vehicle on street safely at a suitable distance from the junction. There are other on road parking opportunities in close proximity to the property providing further parking availability and on balance, the loss of the garage is not considered to result in a demonstrable adverse impact to highway safety or amenity in this case and does not warrant the refusal of the application.

- 8.8 As previously noted, access would be retained to the rear garden where there is adequate space for cycle storage.

8.9 **Biodiversity:**

Biodiversity enhancement is proposed in the form of a bird box to the rear elevation of the extension. This is considered to be proportionate and can be 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 is considered acceptable and will not result in an adverse visual impact to the host dwelling, or the wider area.

### 10.2 The proposals will not result in a detrimental impact to neighbouring amenity.

### 10.3 Suitable biodiversity enhancement can be secured by condition.

### 10.4 The application is granted subject to the following conditions.

## 11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: R953-01, R953-03, R953-04, Green Infrastructure Statement.

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

### ***Pre –first use***

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

### ***General conditions***

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

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

04 No first floor openings shall be formed in the side facing south-west elevation of the two storey side extension hereby approved.

Reason: To protect the privacy and perceived overlooking of adjoining residents in accordance with Policy GP2 of the NLDP.

05 The first-floor window in the rear elevation of the extension as hereby approved (serving an en suite bathroom) shall be obscure glazed at the time of installation and shall be retained as such for the lifetime of development.

Reason: To protect the privacy and perceived overlooking of adjoining residents in accordance with Policy GP2 of the NLDP.

### ***NOTE TO APPLICANT***

01 This decision relates to plan Nos: R100-00, R953-02, R953-01, R953-03, R953-04, Green Infrastructure Statement, Design statement,

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 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.