

Delegated Decision Report

Application No:	25/0687	Statutory Period Expires:	7th November 2025
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Site:	59 Bloomery Circle Newport South Wales NP19 4TR		
Proposal:	DEMOLITION OF EXISTING GARAGE AND REBUILD WITH RAISED RIDGE HEIGHT AND DORMER ROOF EXTENSION TO FACILITATE HOME OFFICE AND ERECTION OF SINGLE STOREY REAR EXTENSION		
Applicant:	C O'Connor		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling located within the Glan Llyn Development site.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the demolition of the existing detached garage and the rebuilding of the garage with the same footprint and increased ridge height from 4.55m to 5.55m. The works also include the erection of a front dormer roof extension and roof lights in the rear roof slope of the garage. The garage would remain partly as parking at ground floor with the addition of a shower room and staircase to access the first floor which would be used as a home office.

3.2 Planning permission is also sought for the erection of a single storey rear extension that would measure a width of 6.1m, depth of 2.9m and height of 3m. The plans show that the extension would have a flat roof with roof light above. The walls would be finished in render to match the existing dwelling. The rear elevation would contain sliding glass doors.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK	GRANTED WITH CONDITIONS

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)
- GP6 (Quality of Design)
- CE6 (Archaeology)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- HOUSE EXTENSION AND DOMESTIC OUBUILDINGS

6. CONSULTATION RESPONSES

6.1 Heneb: Archaeological mitigation is not required.

6.2 Local Highways Authority: No objection.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed single storey extension would be sited on the rear elevation of the property and would not be visible from public vantage points. The extension would extend across part of the rear elevation and is considered to be of a scale appropriate to the main dwelling and adequate amenity space would remain to be left undeveloped. Overall, it is considered that the proposed single storey rear extension would be of an appropriate scale and design, in-keeping with the existing dwelling and would not result in a harmful impact on visual amenity or detract from the character and appearance of the main dwelling and wider streetscape.

8.2 The garage is sited to the side of the dwelling, set back 9m from its front elevation. The property is sited at the end of a cul-de-sac with no through road. It also faces toward the main access road into the housing site however the garage is set approximately 50m from this road. Given its positioning set between the two properties and at a considerable distance from the road, it has very limited visibility. A front dormer roof extension is proposed on the front facing roof slope of the garage. In relation to dormer extension, the

SPG states 'A dormer that has a wide flat roof is unlikely to be acceptable. Two narrow dormers may be preferable to a single wide dormer. A dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof.' The proposed dormer would be set back approximately 0.35m from the eaves, set down 0.35m from the ridge and set in 0.55m from the side. Whilst this does not fully meet the set down and set back stated in the guidance, it is considered that the dormer would achieve what the SPG sets out to do, ensuring that the dormer respects the character of the existing building and not appearing as an obtrusive addition. The dormer is relatively small in scale and its set back, set down and set in reduces its impact. It is considered that owing to its scale, design and location it would not result in a harmful impact on visual amenity or detract from the character and appearance of the host dwelling and wider streetscape.

8.3 **Residential Amenity:**

The proposed single storey rear extension would abut the boundary shared with the neighbouring property to the north. The neighbouring property contains a detached garage that runs along the shared boundary and contains no windows in its side elevation. The proposed extension would be lower than the neighbouring garage, would be of a lesser depth and would not contain any windows in its side elevation. It is therefore considered that the proposed single storey rear extension, owing to its location, scale and design would not result in a harmful impact on the amenity of the neighbouring property to the north by reason of loss of light, perceived space or privacy. There are also neighbouring properties to the east (rear) of the application property. The proposed extension would be set 7.4m from the rear boundary. Owing to the scale and siting of the proposed extension, it is not considered that it would result in a harmful impact on the amenity neighbouring properties to the rear.

- 8.4 Regarding the works to the garage, the garage is to be demolished and re-built with an increased ridge height of 1m. A dormer roof extension is proposed on the front facing roof slope and roof lights in the rear facing roof slope. The garage is in close proximity to the neighbouring property to the south. As the eaves height would remain the same as existing, it is considered that the increase of 1m to the ridge height and small increase in roof that this would result in would not have a harmful overbearing impact on the property to the south. There are no windows proposed in the side, protecting neighbouring privacy. Owing to the orientation of the properties, the increase in height of the garage would not affect direct light afforded to the neighbouring property to the south. Regarding neighbouring properties to the east (rear), it is considered that owing to the scale of the increased ridge height and its distance from neighbouring properties, the works would not result in a harmful impact on residential amenity. It is proposed to insert roof lights into the rear facing roof slope of the garage. Given the nature of the roof lights, limited outlook and distance of approximately 5.5m from the rear boundary, it is not considered that they would result in a harmful loss of privacy. Overall, it is therefore considered that the proposed works to the garage would not result in a harmful impact on the amenity of neighbouring properties by reason of loss of light, perceived space or privacy.

8.5 **Movement:**

The proposals retain sufficient parking to meet current standards and access to the rear appears to be retained. There are therefore no objections on highway related grounds.

8.6 **Archaeology**

The proposed works are within the Archaeologically Sensitive Area (ASA) of Newport. A review of the 1st – 3rd Edition (1883; 1901; 1921) historic Ordnance Survey maps show no archaeological features within the proposed works area. The proposal includes the demolition and re-build of an existing garage, and construction of a rear extension. Whilst the works are of moderate scale, with Heneb's understanding of the historic environment, it is unlikely that significant archaeological remains will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, Heneb have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, the applicant should contact Heneb.

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 By reason of their location, scale and design it is considered that the proposed works are acceptable and it is recommended that planning permission is granted subject to the conditions below.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Combined Plans Drawing No.2515/02 Rev P6.

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 scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 The roof lights in the rear roof slope of the development hereby approved shall either have an internal cill height no less than 1.7m above finished first floor level or shall be obscure glazed to a minimum Pilkington Level 4 obscurity rating. The rooflights shall be retained as such for the lifetime of development.

Reason: to protect the privacy of neighbouring occupiers in accordance with policy GP2.

04 The external surfaces of the extension, garage and front dormer roof extension hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

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

05 No window openings, other than those approved, shall be formed at first floor in the rear or south side of the garage, hereby approved without the prior written permission of the Local Planning Authority.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan Drawing No.2515/01 Rev P2 and Combined Plans Drawing No.2515/02 Rev P6.

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