

Delegated Decision Report

Application No:	25/0533	Statutory Period Expires:	8th September 2025
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Site:	5 Vicarage Close Bassaleg Newport NP10 8NB		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) FOR SINGLE STOREY REAR EXTENSION		
Applicant:	R James		
Type:	Lawful Development Proposed	Ward:	Graig
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within a cul-de-sac of bungalows in close proximity to Bassaleg School.

3. DESCRIPTION OF DEVELOPMENT

3.1 Erection of single storey rear extension.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
19/1071	PROPOSED TWO STOREY SIDE AND REAR EXTENSION	Granted with conditions	30.12.2019

5. PLANNING POLICY

5.1 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 Application was not advertised.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 Assessment of the planning history shows that there is not restriction on the permitted development rights for the property. Therefore, the proposed development can be considered against the relevant permitted development rights.

8.2 Rear Extension

8.2.1 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Part 1 Development Within The Curtilage of a Dwellinghouse, Class A allows for the enlargement, improvement or other alteration of a dwellinghouse.

8.2.2 The proposed rear extension measures 6.54m (w) x 3.19m (d) x 2.8m (h).

8.2.3 The proposed rear extension accords with all criteria within Class A.

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 proposal accords with the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Part 1 Development Within The Curtilage of a Dwellinghouse, Class A.

11. DECISION

GRANTED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Site Location Plan, Existing and Proposed Layouts and Elevations (Drawing ref: 01)
- Site Location Plan (Received: 07/07/2025)

02 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.