

Delegated Decision Report

Application No:	25/1090	Statutory Period Expires:	12th February 2026
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Site:	20 Ronald Road Newport South Wales NP19 7GE		
Proposal:	PORCH EXTENSION		
Applicant:	T Britton		
Type:	Full	Ward:	St Julians
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey semi detached dwelling located in the St Julians ward, on Ronald Road a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space. The property is of simple design with a characteristic set back front door with splayed alcove. The property is one of approximately 6 properties of comparable design with other adjoining, closeby and opposite of a different design, albeit a semi detached form.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a front porch extension. The proposal would result in an enlarged porch, that will incorporate a hipped roof and will be finished in material to match the existing dwelling. The porch is proposed with a depth of 3m and a width of 3.6m, a height to eaves of 2.2m and a height to the ridge of 3.68m.

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 Technical Advice Notes:
Technical advice note (TAN) 12: design

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 General Development Principles – General Amenity states that development

will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality.

Policy GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.

Policy GP6 - General Development Principles – Quality of Design states that good quality design will be sought in all forms of development.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The proposed works do not appear to impact parking or access. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 22.12.2025

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 The subject of this application is the construction of a front porch positioned on the principal elevation of the dwellinghouse. The dwelling is an attractive design and forms part of a group of identical design, none of which have front extensions. The proposal will be visible within the public realm and its depth and width will make it a rather dominant addition to the attractive front façade. The wider streetscene along this road is characterised by pairs of semi detached dwellings that have largely retained their original front elevations. While the property sits at a lower elevation than its immediate neighbour No. 22, the development is nevertheless located in a prominent position when traveling up Ronald Road.

8.2.2 The House Extensions and Domestic Outbuildings SPG states that “a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.” While the proposed porch adopts external materials and a hipped roof consistent with the existing dwelling, the design incorporates a splayed northern side elevation due to its alignment with the shared boundary. This form, together with the off centred door and blank wall on the elevation facing the street, results in a development that appears visually unbalanced and jars with the host façade and the pair of semis which are of an attractive form. The roof, by reason of extension width, “pinches” against the upper floor window cill making the extension appear overscaled against the elevation and poorly related to the proportions of the existing. The proposal is larger than a traditional porch and is better described as a front extension with overall depth and scale that is inconsistent with character and appearance of the street and an unacceptable addition. The proposal does not accord with the SPG requirement to relate sympathetically to the host dwelling and is deemed to have a significant detrimental impact on the visual amenity of the dwelling, the pair of semis and the character of the area. PPW12 3.3 identifies “Good design is

fundamental to creating sustainable places where people want to live, work and socialise”, In this instance the development is considered to be of poor design and significantly harms the appearance of the property, the pair and the street. This sentiment is echoed within TAN 12 at paragraph 5.11.3. In this case the proposed development is considered to directly conflict with this requirement by providing a development that is inconsistent with the character and appearance of the surrounding street.

- 8.2.3 The development results in a visually inconsistent feature at odds with the established pattern of development within the area detracting from the amenity and character of the area contrary to LDP policy GP6 and the requirements of PPW12.

8.3 **Residential Amenity:**

- 8.3.1 The proposed development would result in an enlargement of the existing built form. Although, the development is proposed with a max height of 3.68m and given the topography of Ronald Road, neighbour No.22 is situated at an elevated position, therefore it is not considered that the proposed development would result in any unacceptable level of overbearing impact. Furthermore, the proposal includes a side window, that will serve the porch/extension. However, any level of overlooking from this window is deemed to be acceptable due to the set off from the common boundary and the impact is not considered greater than the existing level of overlooking. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.4 **Biodiversity:**

- 8.4.1 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 this case a bird box have been proposed, this is considered to be appropriate when considering the scale and context of the development.
- 8.4.2 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, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 has an unacceptable adverse effect on the character and visual amenity of the host property and streetscene by reason of its scale, design and location. As a result, the proposal is contrary to Policy GP2, and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted SPG on House Extensions and is therefore refused.

**11. DECISION
REFUSED**

01 The development, by reason of its location, scale and design has a significant adverse effect on interests of acknowledged importance and has an unacceptable adverse impact on the character and appearance of the host property, the pair of semis and the wider streetscene contrary to Planning Policy Wales 12, Technical Advice Note 12: Design, Policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and adopted Supplementary Planning Guidance on House Extensions.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan PP/001, Revised Proposed Floor Plan and Elevations PP/0003 B, Green Infrastructure Statement

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