

Delegated Decision Report

Application No:	25/0329	Statutory Period Expires:	26th June 2025
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Site:	121 Melfort Road Newport South Wales NP20 3FS		
Proposal:	PROPOSED SINGLE STOREY EXTENSION (LINKING GARAGE TO HOUSE), ALTERATIONS TO GARAGE (INCLUDING NEW SLOPING ROOF ON TOP OF EXISTING ROOF) INCLUDING PARTIAL CONVERSION TO SHOWER AND GARDEN ROOM AND REDUCTION OF HEIGHT OF EXISTING REAR PATIO		
Applicant:	Morse		
Type:	Full	Ward:	Gaer
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a semi-detached property situated within the Gaer ward. The property benefits from a large front garden, an extension to the rear and a detached garage within the rear garden. The garden is set on two levels, with a set of steps allowing access to the upper part of the garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a single storey extension, alterations to the roof of the garage, conversion of the garage to a garden room and shower room and the reduction of the height of the existing rear patio. The height of the extension would be 2.9m and would infill between the existing lean to roof extension and existing garage. The roof of the garage would be altered to a pitched roof, which would increase the height of the garage from 2.7m to 3.6m. All materials will match the host property.

4. RELEVANT SITE HISTORY

4.1 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)

5.3.2 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-

2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

- 6.1 **Highways:** Not policy compliant. Not supported. The loss of the garage represents a loss of cycle parking provision, and the extension prevents access to the rear for cycle or bin storage.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 06.05.2025.

- 7.1 NEIGHBOURS: 6no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Visual Amenity

- 8.2.1 The SPG The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension is of modest scale and would appear subservient to the main dwelling house. It is also advised that an extension adopts the roof form of the host dwelling. Whilst the flat roof extension is contrary to the host dwelling's hipped roof form, and the existing extensions lean to roof, the extension is would not be highly visible from the public realm. It is not anticipated that there would be a detrimental impact on the character and appearance of the host dwelling wider street scene. It is anticipated that the proposals are in accordance with policy GP6.

8.3 Residential Amenity

- 8.3.1 Given the scale of the development proposed, it is not anticipated that there would be a detrimental impact on the residential amenity of neighbouring occupiers.

8.4 Highways

- 8.4.1 The garage would not result in the loss of parking and as such the conversion to a shower room and garden room is deemed acceptable. Highways have been consulted on the application and has suggested that the proposals remove access to the rear and there is no provision for cycle parking or bin storage. However, from a site visit conducted, it was noted that the occupiers stored the bins along the side of the house, and also have space to the front of the house for extra storage. This would be deemed acceptable.

8.5 Biodiversity

- 8.5.1 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. However, given the limited nature of the works, it is not considered reasonable or necessary to attach such a condition in this situation.

- 8.5.2 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 proposal would not have a detrimental impact on the character of the host property and it would preserve the amenities of nearby occupiers. The proposal is therefore in accordance with the aforementioned policies, and as such is considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: KD2001 2A Proposed, KD2001 1 Existing, Location Plan
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 biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, and GP6 were relevant to the determination of this application.

02 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) was 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.