

Delegated Decision Report

Application No:	26/0170	Statutory Period Expires:	28th April 2026
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Site:	7 Caerphilly Close Rhiwderin Newport NP10 8RF		
Proposal:	SINGLE AND TWO STOREY REAR EXTENSIONS		
Applicant:	S Howells		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey detached dwelling located in the Graig ward, on Caerphilly Close a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for a part single part two storey rear extension. The single storey aspect of the extension will measure 3m in depth, a maximum width of 2.7m, 2.4m high to the eaves and a maximum height of 2.65m. Furthermore, the extension will have a splayed side elevation and will adopt a flat roof design. The two storey element will be attached to the proposed single storey extension and will measure 4.9m in width, 3m in depth, 4.8m in height to the eaves, 6.5m in height to the ridge and will be set down from the existing ridge by 2.58m. Externally, the extension will adopt a hipped roof design and both extensions will be constructed of white render and concrete roof tiles.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
92/0856	SINGLE STOREY DETACHED GARAGE	GC	23.10.1992
99/0866	ERECTION OF SINGLE STOREY DETACHED GARAGE	GC	22.09.1999

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. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

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

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 - The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) was relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 No consultations undertaken.

7. PUBLIC REPRESENTATIONS

Neighbour (6no. properties) and Ward member notification letters were sent on 09.03.26 and no responses have been received.

7.1 COMMUNITY COUNCIL:

Graig Community Council has no objections to this application.

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 adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or less important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building with a flat roof and hipped design that compliments the existing built form. Furthermore, the development will not be visible from the public realm. Therefore, the proposed extension is considered to be in accordance with policy GP2 (ii) and GP6.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing footprint / built form and while the proposal includes a two storey extension element, the scale, proximity to boundary and dwelling position in relation to neighbouring properties means any impact in respect of overbearing, outlook or loss of light is not considered to be of an unacceptable level.

8.3.2 The 45 degree tests set out in the adopted SPG on House Extensions, have been

undertaken in relation to the neighbours at no.9. Due to the two storey nature of the extension, its roof design and the separation distance between properties, the test passes in the elevation view and fails the plan view. It is not anticipated that there would be a detrimental impact on the daylight afforded to the habitable windows of the neighbouring property as a result of the proposals and the SPG only advocates for refusal of permission if both tests are failed. It is not considered that there would be detrimental impact to the residential amenity of the neighbouring occupiers, in accordance with policy GP2 (i).

8.3.3 As well as this, the two storey aspect of the rear extension is proposed with no.2 rear Windows on the first floor that will serve a dressing room and ensuite. In order to prevent an adverse impact on residential amenity by way of overlooking, these windows are proposed to be obscure glazed. This is deemed acceptable, and it is not considered to result in a detrimental impact to residential amenity of neighbouring properties. A condition will be attached to the planning consent requiring the windows to be obscure glazed and maintained for the lifetime of the development.

8.3.4 The proposal also comprises the installation of doors at ground floor level within the proposed western side extension, together with the installation of windows at ground and first floor levels on the western side elevation of the existing property. However, given the existing separation distance between the dwelling and the neighbouring property, together with the window's positioning, the proposed ground floor windows would not result in any unacceptable impacts in terms of overlooking. The proposed window on the existing first floor of the dwelling would serve a bathroom, it is considered that a condition can be attached to any planning consent requiring that the window be obscurely glazed and maintained as such.

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 bee brick/ house and pollinator planting has been proposed, this is considered to be appropriate when considering the scale and context of the development and its inclusion can be controlled by a suitably worded planning condition.

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 been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. **DECISION
GRANTED WITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location and Block Plan SD1151 P 00, Proposed Plans and Elevations SD1151 P 02
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The biodiversity enhancement scheme as shown on approved Proposed Plans and Elevations SD1151 P 02 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).
3. The first floor window hereby approved serving the bathroom in the side elevation of the existing dwelling shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity and maintained as such for the lifetime of the development.
Reason: To protect the living conditions of neighbouring occupiers, in accordance with Policy GP2 of the Newport Local Development Plan (adopted January 2015).
4. The rear windows as shown on approved plan Proposed Plans and Elevations SD1151 P 02 Shall be implemented with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity and maintained as such for the lifetime of the development.
Reason: To protect the living conditions of neighbouring occupiers, in accordance with

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location and Block Plan SD1151 P 00, Proposed Plans and Elevations SD1151 P 02

02 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.

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.