

Delegated Decision Report

Application No:	26/0258	Statutory Period Expires:	8th June 2026
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Site:	<i>The Meadows 2 Catherine Drive Marshfield Cardiff CF3 2XB</i>		
Proposal:	<i>SINGLE STOREY FRONT EXTENSION ALONG WITH EXTENSION OF BALCONY ABOVE</i>		
Applicant:	<i>J Channing</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
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 property located within the Tredegar Park and Marshfield ward. The property is located within the defined village boundary however the land to the rear is allocated as; a Special Landscape Area (SLA), Site of Special Scientific Interest (SSSI), Green Belt, Archaeologically Sensitive Area and Open Countryside. NRW's Flood Maps for Planning shows the application site to be within a Zone 3/ Defended Flood Zone.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a single storey extension to the front elevation with an extension of the existing balcony above. The proposed extension would be 'L' shaped and infill the front gap in the existing dwelling. The proposed extension would measure 3.1m in depth and 10.32m in width.

3.2 A 1.8m opaque screen will be erected on the east side elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
00/0611	ERECTION OF SINGLE STOREY FRONT EXTENSION AND TWO STOREY REAR EXTENSION	GRANTED WITH CONDITIONS	21/07/2000

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

5.5 TECHNICAL ADVICE NOTE (TAN) 15: DEVELOPMENT, FLOODING AND COASTAL EROSION

6. CONSULTATION RESPONSES

6.1 HENEB: *We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA). As a result we have previously recommended archaeological mitigation for applications in the area. However, an archaeological evaluation and watching briefs in the immediate vicinity has only recovered Post-medieval pottery and recorded no significant features or structures. Additionally, the current application is for an extension which is relatively limited in scale and located in at least partially disturbed ground. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we 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, please contact this division of the Trust.*

6.2 Internal Landscape Officer: *No objection provided the hawthorn tree at 10cmg is planted as shown.*

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 14.04.2026 and a Site Notice was put up on 17.04.2026. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

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

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) advises that, wherever possible, extensions should be located to the rear or on less prominent elevations of a property, with their size and design being appropriate to the main building and its surround space. In this case, the extension would be positioned on the front of the dwelling, and therefore, would be readily seen. However, as the extension would infill the space between the existing front extension and host dwelling, it is considered that the extension would not be overly obtrusive and appropriate in size. Additionally, the extension of the existing balcony is not considered to have an adverse impact in relation to the visual amenity and character of the area. Furthermore, the scale of the proposed development is not considered to be disproportionate or unbalanced in relation to the neighbouring property.

Commented [AF1]: Can you add some commentary on the extension of the balcony

- 8.2.2 The proposed materials would match that of the existing host dwelling. It is therefore considered that the proposed development would not have a detrimental effect on the character or appearance of the host dwelling or wider street scene, in accordance with policy GP6.

8.3 Residential Amenity;

The House Extensions and Domestic Outbuildings SPG (Adopted January 2020) states that: *'A raised amenity space that substantially reduces natural light, perceived space of privacy in neighbouring habitable rooms or back gardens will not be acceptable.'* It is considered that the proposed extension of the existing balcony will not have reduce natural light or perceived space of the neighbouring properties. Additionally, a privacy screen is to be implemented to help mitigate any factors of overlooking into neighbouring properties. Accordingly, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact. However, it is considered to be necessary to condition that the privacy screen is implemented prior to the balcony coming into beneficial use and to be maintained as such as to avoid any unacceptable impact upon the living conditions of neighbouring occupiers.

8.4 Natural Environment and Landscape Constraints;

- 8.4.1 The application site is allocated within a Special Landscape Area. However, given the small scale nature of the proposed development, and noting that the Council's Internal Landscape Officer raises no objection subject to the planting of a hawthorn tree, it is considered that the proposal will not have an unacceptable impact on the character or visual amenity of the Special Landscape Area and is therefore acceptable in landscape terms.

- 8.4.2 The application site lies just outside of the designated Site of Special Scientific Interest (SSSI). Given the domestic and small-scale nature of the proposed householder development, it is not considered that the proposal would result in any adverse impact upon the SSSI, its qualifying features, or its ecological interest. The development is therefore considered acceptable in this regard.
- 8.4.3 The application site is located within the Green Belt. However, having regard to the scale, design and positioning of the proposed development, it is considered that the proposal would not prejudice the openness or visual amenity of the Green Belt. Accordingly, the development is considered acceptable and would not conflict with the purposes of including land within the Green Belt.
- 8.4.4 As the proposal is located in an Archeologically Sensitive Area HENEB was consulted. It was considered that due to the size and scale of the proposed development, it is unlikely that the erection of the extension would result in any disturbance to archaeologically significant material.

8.5 Flood Risk

- 8.5.1 The application relates to householder development within the curtilage of an existing dwelling. Due to the small scale and nature of the proposal, no adverse impacts on flood risk are anticipated, either within the site or elsewhere. Accordingly, a Flood Consequences Assessment is not considered necessary, and the proposal raises no objection in respect of flood risk.

8.6 Biodiversity:

- 8.6.1 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. A bat box will be erected on the east side elevation. It is considered that this is sufficient to meet the criteria set out in Policy 9 of Future Wales and Policy GP5 of the NLDP.

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 It has been demonstrated that the development would not have a detrimental impact on the character and appearance of the surrounding area, nor would it have an adverse impact on residential amenity. Therefore, the proposed development is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <SD1170 02, SD1170 03, Design Statement 1>.

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 first use of the balcony as hereby approved, a 1.8m high privacy screen shall be erected to the eastern boundary in accordance with the approved details and shall be permanently retained.

Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.

- 03 The biodiversity enhancement scheme as shown on: 'SD1170 03' 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 This decision relates to plan Nos: SD1170 02, SD1170 03, Design Statement 1
- 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.