

# Delegated Decision Report

|                        |                |                                  |                           |
|------------------------|----------------|----------------------------------|---------------------------|
| <b>Application No:</b> | <b>26/0004</b> | <b>Statutory Period Expires:</b> | <b>28th February 2026</b> |
|------------------------|----------------|----------------------------------|---------------------------|

|                   |                                                                                                                  |              |              |
|-------------------|------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| <b>Site:</b>      | <b>24A Gibbs Road Newport NP19 8AT</b>                                                                           |              |              |
| <b>Proposal:</b>  | <b>ERECTION OF FRONT PORCH, TWO STOREY SIDE EXTENSION, DORMER ROOF EXTENSIONS AND OTHER EXTERNAL ALTERATIONS</b> |              |              |
| <b>Applicant:</b> | <b>N Baker</b>                                                                                                   |              |              |
| <b>Type:</b>      | <b>Full</b>                                                                                                      | <b>Ward:</b> | <b>Alway</b> |
| <b>Decision:</b>  | <b>REFUSED</b>                                                                                                   |              |              |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of modern, dormer bungalow on a residential street within the defined settlement boundary. The property benefits from off street parking to the front and a private rear amenity space.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the construction of a front porch measuring 3m in width, 1.35m in depth, with an eaves height of 2.44m and a ridge height of 4.4m. The porch will feature a gable roof, along with a canopy extending 1.2m in depth from the porch. This canopy will also have a gable roof and will measure 2.7m in width, with an eaves height of 2.2m and a ridge height of 3.6m.

Consent is also sought for a roof extension on the northern elevation of the property, incorporating a pitched roof dormer. The extension will have a depth of 3.4m, a width of 10.38m, an eaves height of 1.6m, and a ridge height of 2.86m. The dormer will be positioned 300mm below the ridge and 310mm above the existing eaves.

On the southern elevation, the proposal includes the removal of the existing conservatory and the construction of a two storey side extension measuring 7.1m in depth, 2.4m in width, with an eaves height of 2.5m and a ridge height of 5.96m. The first floor element will incorporate two dormers: the front dormer will have a pitched roof and measure 3.89m in depth, 2.17m in width, with an eaves height of 1.2m and a ridge height of 2.3m. It will be set 210mm below the ridge and 660mm above the eaves. The rear dormer will feature a flat roof, measuring 3.89m in depth, 5.4m in width, with an eaves height of 2.05m and a maximum height of 2.26m. It will be positioned 300mm below the ridge and 700mm above the eaves.

Additionally, the proposed two-storey side extension will include windows at both ground and first floor levels.

## 4. RELEVANT SITE HISTORY

| <b>App Number</b> | <b>Proposal</b>                                                                                                                              | <b>Decision</b> | <b>Decision Date</b> |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|
| 93/0594           | DEMOLITION AND RECONSTRUCTION OF GARAGE FOR DOMESTIC USE                                                                                     | GC              | 25.08.1993           |
| PS/25/0127        | PRE APPLICATION PLANNING ENQUIRY FOR TWO STOREY SIDE EXTENSION, ROOF ENLARGEMENT AND ALTERATIONS INCLUDING DORMER EXTENSIONS AND FRONT PORCH |                 | 22.12.2025           |

## **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

Technical advice note (TAN) 18: transport

### **5.4 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

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.

GP7 General Development Principles – Environmental Protection and Public Health

T4 – Parking. Development will be required to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

### **5.4 SUPPLEMENTARY PLANNING GUIDANCE**

#### **5.4.1 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) and The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) are relevant to the determination of this application.**

## **6. CONSULTATION RESPONSES**

### **6.1 Ecology Officer:**

*I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey. Specifically, this is a relatively new building constructed since 1994, so is less likely to have features which bats could use to gain access to the roof structure. However we can never completely rule out the potential presence of bats so we should attach an advisory*

*note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works.*

*I have no other significant ecological concerns about this proposal.*

6.2 Local Highways Authority:

*The proposals increase bedroom numbers and thus parking requirements. A four-bedroom dwelling should have three parking spaces.*

*It appears that there are two existing spaces (including a garage). As such it is not policy compliant.*

**7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 12.01.2026

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.

**8.2 Visual Amenity/ Character and Appearance:**

*Front porch and canopy:*

8.2.1 The proposed front porch and canopy would be readily visible within the public realm and will impact upon the amenity and character of the area. The house extension and domestic outbuilding SPG states that 'A porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' Given the property's set back from the street and the overall size of the porch and canopy, it is not considered to result in a significantly different impact that would be harmful to the amenity or character of the area. Furthermore, the proposed porch and canopy will incorporate a pitched roof and accordingly, the proposal would not result in any significant harm to the character or appearance of the property or the surrounding area. The development is therefore considered to comply with Policy GP6 of the LDP and the adopted Householder Extensions SPG.

*Roof Extension/ North elevation dormer:*

8.2.3 The House Extensions and Domestic Outbuilding SPG states that a dormer should be set back at least 50cm from the eaves of the existing building and set down 50cm from the ridge of the existing roof. It is considered that the proposed dormer on the northern elevation of the property would be set up from the eaves by 31cm and set down from the ridge by 30cm, as a result the proposed development would not be in accordance with the requirements of the SPG. The roof extension is of significant scale, incorporating excessive glazing and will be visible from the public realm. The property is set lower than its neighbour with an intervening neighbouring pitched roof garage also set at the higher neighbour level. The roof extension to the northern slope is an awkward design comprising two gables with an intervening sloped roof and horizontally emphasised window openings. Whilst the elevation suggests the forward-most dormer "cheek" will be set off the edge of the roof plane, the first floor plan confirms that it will be flush and consequently prominent.

*Southern elevation dormers:*

8.2.5 The first floor element of the side extension will incorporate two dormers into the roof form. The front dormer, although visible from the public realm, is modest in scale, centrally positioned, and designed with a sloped roof. It is not SPG compliant but nonetheless is of acceptable design.

Similarly, the rear dormer will be positioned only 300mm from the ridge and while it is of considerable scale and does not match the existing dwelling's roof form as will have a flat roof, it will not be readily visible from the public realm, screened by the two storey

neighbour on this side. The existing roof slope already has a modest flat roof side facing dormer and whilst the proposal is larger, it will be rear facing and not prominent.

*Two storey side extension:*

- 8.2.4 The proposed side extension will be located on the southern elevation of the dwelling and will be readily visible within the public realm and will impact upon the amenity and character of the area. The House Extensions and Domestic Outbuilding SPG requires that a side extension be set back at least one metre from the existing dwelling. The proposed extension is proposed to be set back 500mm from the existing dwelling front elevation. Notwithstanding, its design has regard to the host dwelling with comparable eaves and roof design and overall its design is compatible with the host dwelling.

**8.3 Residential Amenity:**

- 8.3.1 The impact of the proposal on residential amenity is of concern. The proposed development on the northern side roof slope of the dwelling is of considerable scale with habitable room windows in close proximity to the shared boundary with 26 Gibbs Road. The SPG states, in order to prevent overlooking or perceived overlooking and overbearing effects, developments must have a suitable separation distance between the new protected windows and the protected windows in neighbouring houses. In most cases, a neighbouring protect window should extend at least 21.00 metres from the proposed protected window in order to protect the amenity of neighbouring gardens. As the common boundary is angled, the proposed windows serving two bedrooms and a stairwell would be positioned as close as 7.6m to the neighbouring side elevation, which contains clear glazed windows. From this elevated position above the intervening fence, the windows would allow views over the neighbour's rear patio and garden. It will therefore introduce significant perceived and actual overlooking which would result in the loss of neighbour amenity. The presence of the extensively glazed roof extension will be clearly visible from the neighbour's garden and represent an unneighbourly addition in this context. No. 26 sits at a higher elevation compared to the application site but is angled toward it at the rear. This change of levels does not mitigate the objection raised. Consequently, the development creates an unacceptable degree of overlooking into the neighbouring property, adversely affecting the living conditions of the adjacent property contrary to LDP policy GP2.

Similarly, the southern side elevation will extend up to the shared boundary with no. 24 which is set at a lower level with a first floor window positioned in close proximity to the shared boundary. By reason of topography, this habitable room window will be notably impacted by the side extension proposed. The gable end of the side extension will have a close juxtaposition with the neighbouring dwelling and represent an overbearing and unneighbourly addition so close to the shared boundary and habitable room window. Whilst some mutual overlooking occurs from the existing side dormer on the host property, there is separation between the properties that will be lost by the side extension which will also be of comparable height to the dormer bungalow and at higher level compared to no. 24. Two bedroom windows are proposed in this gable and will sit above the intervening fence line with direct and close proximity views into the rear of no. 24. This relationship is unacceptable. The proposed windows will be situated close to the neighbouring property's extension window and its private amenity space and therefore fails the requirements of the SPG and will create an overbearing impact that will prejudice the privacy and amenity of the neighbours at No. 24.

- 8.3.2 Furthermore, the 25-degree daylight test fails. It can be reasonably anticipated that there would be a detrimental impact on the habitable windows of the neighbouring property at no. 24 as a result of the proposals. This is contrary to the adopted SPG on House Extensions and Policy GP2 of the adopted LDP.

The 25-degree test fails at neighbouring property No. 26 but only marginally; however, it cannot be confirmed whether the side windows are habitable rooms and bearing in mind this neighbour is set at a higher level, the impact is lessened. Rear facing windows are not demonstrably affected by loss of light arising from the proposed side dormer extension.

- 8.3.3 The proposed porch and canopy extension would result in an enlargement of the existing built form. However, it is considered that these elements are of acceptable design and will not have a harmful effect. However, the rest of the proposed works raise

significant objections as stated above.

#### 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.

8.4.2 In this case no enhancement has been proposed nor is the proposal supported by a Green Infrastructure statement as required by Chapter 6 of PPW 12. PPW12 6.4.12 states: *"Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission"*. In accordance with the requirements of section 6.4.12 of PPW12 and having regard to the scale of the development and the considerations above, it is considered that biodiversity enhancement can be realistically achieved on site and could be secured by planning condition if planning permission were to be given.

#### 8.5 **Ecology:**

8.5.1 Further to the above, as the proposal involves roof works and the NCC Ecologist has considered the potential effect upon biodiversity and protected species. He advises no objection in this case due to the nature of the works proposed and their location which is unlikely to encounter or impact ecology.

#### 8.6 **Highways:**

8.6.1 The Parking Standards SPG states that there should be 1 car parking space per bedroom with a maximum number of spaces being 3. As such the proposal includes the addition of two new bedrooms, increasing the total number within the dwelling from two to four. The Highways Officer has objected to the application on the basis that the increase in bedrooms would result in a policy requirement for three on site parking spaces, whereas the property currently provides only two. Accordingly, the proposal would result in a shortfall of parking at the dwelling and therefore is not compliant with the relevant SPG.

8.6.2 The size of the garage is 5.39m x 5.26m and therefore, it is noted that the internal dimensions of the garage do not meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it cannot be counted as a car parking space. However, the application site is within a sustainable location where occupiers are well served by public and active transport options, including nearby cycle routes, public transport links and local facilities. Given the sustainable location of the site and the 2no. off road parking spaces retained, it is considered that the extension will not result in demonstrable harm to highway safety and parking interests. As a result, the proposed development is therefore considered acceptable, in accordance with Policies GP4 and T4.

### 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 residential amenity of neighbouring occupiers by reason of overbearing effect and overlooking and represents unneighbourly development. As a result, the proposal is contrary to Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the House Extensions adopted SPG and is therefore refused.

11. **DECISION  
REFUSED**

01 The development has a significant adverse effect on interests of acknowledged importance namely the amenity of neighbouring occupiers, by reason of resulting loss of privacy, general overlooking and overbearing effect that gives rise to unacceptable and unneighbourly development. This is contrary to policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted SPG on House Extensions.

***NOTE TO APPLICANT***

01 This decision relates to plan Nos: Site Location Plan WD000, Proposed Side Extension and Front Porch WD001,

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, GP7 and T4 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.