

APPLICATION DETAILS

No: 26/0298 **Ward:** Gaer

Type: Full

Expiry Date: 22nd June 2026

Applicant: M Al-Nuaimi

Site: 106 Cae Perllan Road Newport South Wales NP20 3FT

Proposal: PROPOSED FRONT EXTENSION TO PROVIDE A GROUND FLOOR TOILET AND SHOWER ROOM

Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

- 1.1.1 This application comprises of housholder development and has been reported to Planning Committee as the applicant is an Elected Member at Newport City Council.
- 1.1.2 The proposed development has been screened under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It is concluded that the development is unlikely to have a significant environmental effect and is not EIA development.

2. RELEVANT SITE HISTORY

Application Number	Proposal Description	Decision
24/0460	PROPOSED SINGLE STOREY REAR EXTENSION	GC 03.07.2024

3.1 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

3.2 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.

3.3 TECHNICAL ADVICE NOTES

- Technical advice note (TAN) 12: design

3.4 Newport Local Development Plan 2011 – 2026 (Adopted January 2015)

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 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.

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.

3.5 Adopted Supplementary Planning Guidance

- House Extensions and Domestic Outbuildings

4. CONSULTATIONS

4.1 None.

5. INTERNAL COUNCIL ADVICE

5.1 None.

6. REPRESENTATIONS

6.1 In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 letters were sent to the neighbouring properties on 28.04.2026 and a site notice was erected in the vicinity of the application site on 20.04.26.

6.2 No comments received.

7. ASSESSMENT

7.1 Site Location And Context

7.1.1 The application site comprises of a 2 storey semi-detached, 3 bedroom dwelling located in Gaer ward, on Cae Perllan Road a residential street within the defined settlement boundary. The property benefits from off street parking and substantial garden to both the front and rear of the curtilage.

7.2 Description Of Development

7.2.1 The application seeks consent for the construction of a front extension. The development is proposed with a hip roof design and finished in materials to match the existing dwelling. The proposed extension will measure 1.8m in depth, 2.47m in width, 2.7m high to the eaves and 3.9m high to the ridge.

7.3 Principle of Development:

7.3.1 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.

7.4 Visual Amenity/ Character and Appearance:

7.4.1 The subject of this application is the erection of an extension to the front of the dwelling. The SPG states that front extensions are rarely acceptable due to their prominence in the street scene. However, front extensions of this style are a common feature in the immediate vicinity, with multiple similar extensions present along Cae Perllan Road. As such it is considered that a front extension would not appear out of character within the street scene and development of this nature and scale is acceptable. The proposed hipped roof

extension would be in keeping with the hipped roof of the host property and therefore the proposal would not result in an unacceptable impact to the character of the dwelling and the surrounding area.

- 7.4.2 Due to the proposed extension being located to the front of the dwelling, it will be visible within the public realm and will impact upon the amenity and character of the area. However, given the overall scale and acceptable design proposed it is not considered to result in an impact that would be harmful to the amenity or character of the area. Therefore, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

7.5 Residential Amenity:

- 7.5.1 The proposed development would result in an enlargement of the existing built form. Although, the development is proposed with a max height of 3.9m and given the amount of set off the common boundary it is not considered that the proposed development would result in any unacceptable level of overbearing impact nor is it considered to have an unacceptable impact upon outlook or light from neighbouring properties. The development is proposed with a side window on the southern side elevation, however, the proposed extension is to be offset by 2.8m from the common boundary with neighbouring property No. 104. Furthermore, the window will serve a shower room and it is considered that a condition can be attached to any planning consent requiring that the window be obscurely glazed and maintained as such. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers. Therefore, the proposed development is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers complying with LDP Policy GP7.

7.6 Biodiversity:

- 7.6.1 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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 7.6.2 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.

8. OTHER CONSIDERATIONS

8.1 *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.

8.2 *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.

- 8.3 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.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have 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. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 ***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.

8.7 ***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.

9. CONCLUSION

9.1 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.

10. RECOMMENDATION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Proposed Ground Floor Plan and Elevations
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 Front Porch side window hereby approved shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington Scale of Obscurity prior to the first beneficial use of the development hereby approved and retained 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).
3. Prior to the commencement of development, details of 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 This decision relates to plan Nos: Site Location Plan, Proposed Ground Floor Plan and Elevations

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.

04 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.