

APPLICATION DETAILS

No: 26/0282 **Ward:** Allt-yr-Yn
Type: Full
Expiry Date: 8th June 2026
Applicant: J George
Site: 2 Ridgeway Hill Newport NP20 5DG
Proposal: PROPOSED SINGLE STOREY REAR EXTENSION
Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

- 1.1 This application comprises of household development and has been reported to Planning Committee at the request of Councillor David Fouweather who has raised concerns relating to overbearing impact on the neighbouring property.
- 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. BACKGROUND

- 2.1 A lawful development certificate for this scheme was submitted under application ref: 25/1094 in 2025. The proposed development failed to meet the criteria set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and was therefore not considered permitted development.

3. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1094	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED REAR SINGLE STOREY EXTENSION	REFUSED	13.02.2026

4. POLICY CONTEXT

- 4.1 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

4.2 Planning Policy Wales (Edition 12) 2024

4.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise.

4.4 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.

4.5 Newport Local Development Plan (2011-2026)

Policy GP2 (General Amenity)

Policy GP6 (Quality of Design)

4.6 Supplementary Planning Guidance
House Extensions and Domestic Outbuildings

5 CONSULTATIONS

5.1 None.

6 REPRESENTATIONS

6.1 NEIGHBOURS:

All properties with a common boundary with the application site were consulted (11 properties).

Commented [AF1]: Which?

6.1.1 2 Responses were received with the comments summarised as:

- Overbearing in scale
- Overlooking and privacy
- Incongruent design choices
- Reinstatement of party wall

6.2 COUNCILLORS

6.2.1 Councillor David Fouweather objected on the grounds that the proposed rear extension would have an overbearing impact on the next door property, and a window on the rear which would overlook the neighbouring garden.

7 ASSESSMENT

- 7.1.1 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. The development is incidental to the enjoyment of the existing dwelling, accordingly no objection or concern is raised in respect of the principle of the development.
- 7.1.2 The application site comprises of a semi-detached dwelling located in the defined settlement boundary in a residential area within the Allt-yr-Yn ward.
- 7.1.3 This application seeks consent for the erection of a single storey rear extension. The proposed extension is proposed with an a-typical shape in response to the boundary line. The extension is proposed to measure 6.05m in maximum width, a maximum depth of 4.5m and 2.6m in maximum height to its flat roof. The external finish is proposed as smooth render. Additionally, two French doors are proposed on the east elevation, and one window on the north elevation.

8. Visual Amenity/ Character and Appearance;

- 8.1. 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. The extension is proposed with a flat roof, however, as the dwelling is not readily visible from the public realm, it is considered that this is acceptable and would not prejudice the character and appearance of the existing dwelling or wider area.
- 8.2. The extension is proposed with an a-typical shape in response to the site layout/position of the boundary. This is not considered to result in any unacceptable visual impact or to detract from the character and appearance of the wider area. The external finish is proposed as rendered elevations, this is considered to be acceptable within the context of the site. Accordingly, the proposed extension is considered to be in accordance with policy GP6.

9. Residential Amenity:

- 9.1 The proposed development would replace a previous extension that has since been demolished. The proposed extension is modest in both scale and height, and due to its siting in relation to the neighbouring property, any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. The proposed development is marginally over what could be achieved without the need for planning consent, this position has been given significant weight in the assessment of this application.
- 9.2 Whilst the scale and siting of the proposed development has been concluded to not have any unacceptable impact upon the living conditions of neighbouring occupiers it is considered necessary to condition that no windows will be inserted on the western elevation adjacent to the common boundary with the attached dwelling.

10. Biodiversity

- 10.1 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 Green Infrastructure Statement was provided stating that bird boxes or bat roosting features will be installed on the building or around the garden. Given the scale of the development it is considered that this is enough to comply with the requirements of Policy GP5.

11. Response to Third Parties

One neighbour comment was received. The comment raised a request to amend the design of the extension. The planning department is also unable to provide or require design amendments on behalf of third parties. Additionally, the comment requested the extension to be rendered. It is proposed for the extension to be finished in a smooth render, which is conditioned below. Furthermore, the comment requested the party wall to be reinstated, however any reinstatement falls outside of planning control and would instead be a matter governed by separate legislation.

12 OTHER CONSIDERATIONS

12.1 *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.

13. OTHER CONSIDERATIONS

13.1 *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.

13.2 *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.

13.3 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.

13.4 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.

13.5 *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.

13.6 *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.

14. CONCLUSION

- 14.1 The proposed rear extension is deemed acceptable, as it does not result in any unacceptable impact upon the living conditions of neighbouring occupiers. It is considered acceptable in respect of its visual impact that respects the character and appearance of the host property and does not cause unacceptable harm to the wider area. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

**15. RECOMMENDATION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <Site Location Plan, Green Infrastructure Statement, 2025-001 - Existing/Proposed Floor/Site Plans 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.

02 The biodiversity enhancement scheme as shown on: 'Green Infrastructure Statement' 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).

03 No additional windows or doors other than those shown on approved plans, shall be installed into the side elevation of the rear extension hereby approved.

Reason: To protect privacy to adjoining occupiers.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Green Infrastructure Statement, 2025-001 - Existing/Proposed Floor/Site Plans and Elevations

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 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.