

Delegated Decision Report

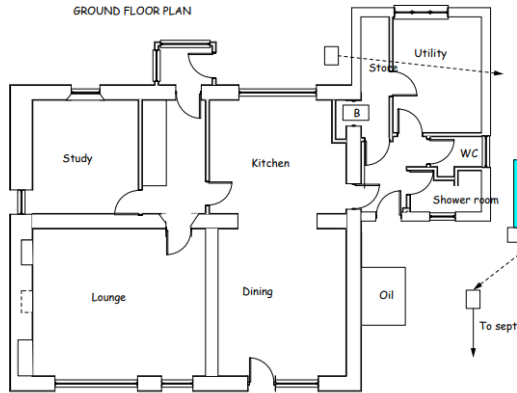
Application No:	25/0312	Statutory Period Expires:	20th June 2025
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Site:	<i>The Old Rectory Cardiff Road Newport NP10 8TY</i>		
Proposal:	<i>INFILL OF RECESS TO REAR /SIDE WITH TWO STOREY EXTENSION AS PER APPROVAL REFERENCE 21/0018, TWO STOREY EXTENSION TO REAR , REMOVE FRONT DORMER AND CREATE SECOND STOREY EXTENSION AND NEW ENTRANCE AND CANOPY TO FRONT ELEVATION</i>		
Applicant:	<i>P Clatworthy</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	REFUSED		

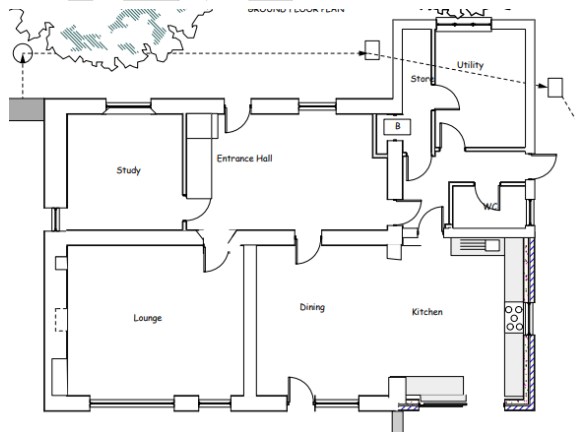
1. BACKGROUND

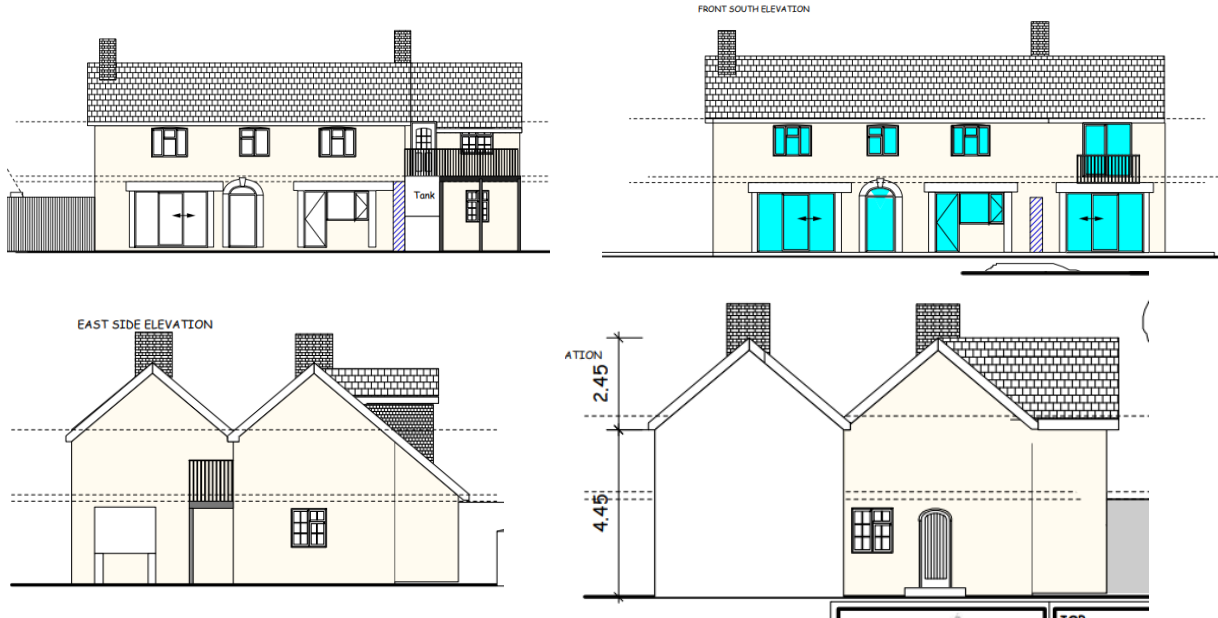
- 1.1 11/0924: IMPROVEMENTS, RENOVATIONS AND INFILL TWO STOREY EXTENSION was granted with conditions

Existing:



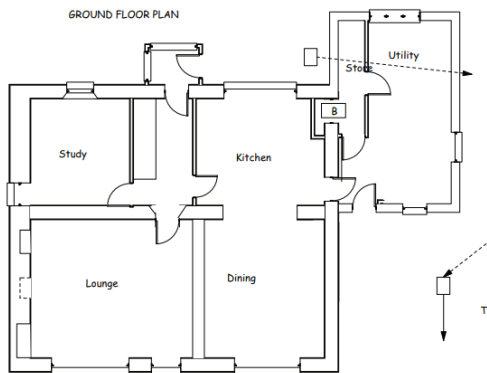
Proposed:



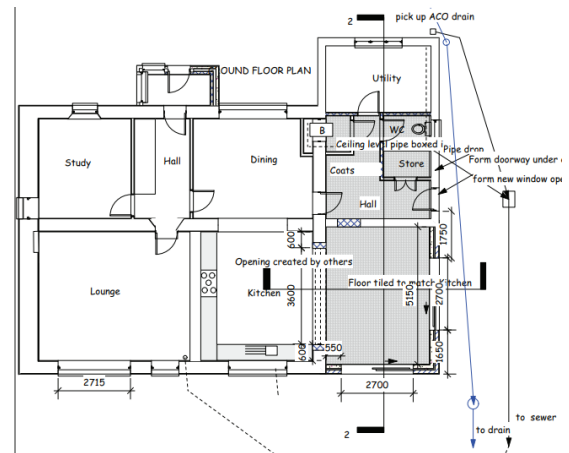


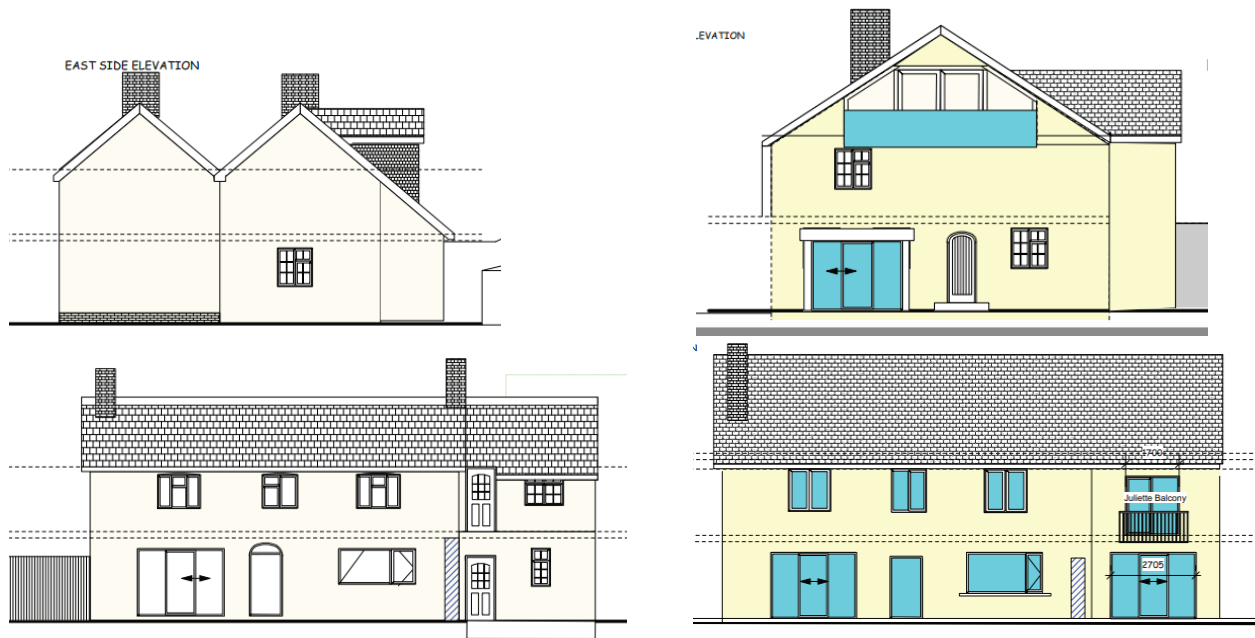
- 1.2 21/0018: CONVERSION OF DOUBLE GABLED ROOF TO SINGLE GABLED ROOF TO REMOVE VALLEY, RAISE HEIGHT OF ROOF, INFILL OF RECESS TO REAR WITH TWO STOREY EXTENSION TO SIDE ELEVATION, IMPROVEMENTS TO FENESTRATION AND ADDITION OF WEATHER PORCH was granted with conditions.

Existing:



Proposed:





- 1.3 On a site visit undertaken, it did not appear that the development has been implemented from that granted under previous applications.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is a two storey dwelling situated outside of the settlement boundary and is situated within the countryside, Green Wedge and a Special Landscape Area. The site is accessed off a single lane track off the A48 down to the detached dwelling. There are some dwellings to the Northeast of the host site, however, the site is predominantly characterised by surrounding open fields.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks an infill two storey extension to the side elevation, a two-storey dual pitched rear extension and a removal of a front dormer to create second storey pitched roof extension to the front elevation and a new entrance porch.
- 3.2 The two-storey rear extension would measure:
H: 6.7M at its highest point
W: 9.3m
D: 2m
- 3.3 Infill two storey side extension:
H: 6.7m
W: 4.2m
D: 5.4m
- 3.4 First floor front extension:
H: 4.2m (from the eaves of the existing ground floor)
W: 4.2m
D: 2.9m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
11/0924	IMPROVEMENTS, RENOVATIONS AND INFILL TWO STOREY EXTENSION	GC	13/10/2011
14/0771	REPLACEMENT OF SEPTIC TANK WITH DIAMOND DM52 TREATMENT UNIT	GC	12/11/2014
21/0018	CONVERSION OF DOUBLE GABLED ROOF TO SINGLE GABLED ROOF TO REMOVE VALLEY, RAISE HEIGHT OF ROOF, INFILL OF RECESS TO REAR WITH TWO STOREY EXTENSION TO SIDE ELEVATION, IMPROVEMENTS TO FENESTRATION AND ADDITION OF WEATHER PORCH	GC	24/06/2021

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 GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy H13 (Extensions to Dwellings in the Countryside)

Policy SP5 (Countryside)

Policy SP7 (Green Wedge)

Policy SP8 (Special Landscape Area)

5.4 **SUPPLEMENTARY PLANNING GUIDANCE**
[House Extensions and Domestic Outbuildings SPG](#)

6. CONSULTATION RESPONSES

- 6.1 Ecology Officer: The bat survey report submitted with application 21/0018 is well out of date, so the emergence surveys need to be repeated and a new bat survey report submitted. I would be happy to comment on this new report in due course.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29/04/2025, Site Notice was put up on 02/05/2025.

- 7.1 NEIGHBOURS: 3no. neighbours were consulted. No comments received.

- 7.2 Coedkernew Community Council: No comments received.

8. ASSESSMENT

8.1 Principle of Development

Planning permission is sought for an infill two storey extension to the side elevation, a two-storey dual pitched rear extension with 2no. Juliette balconies at first floor level, and a removal of a front dormer to create second storey pitched roof extension to the front elevation and a new entrance porch. The site concerns a detached dwelling which is set in its own curtilage, access is off the A48 via a single access private road. The site is defined outside of the urban boundary, and therefore, in principle there is a policy presumption against development in this location. However, considerations are discussed below.

8.2 Extensions in the countryside

- 8.2.1 Policy H13 and SP7 allows a 30% increase in volume to properties in the countryside and Green belt. The reasoned justification for policy H13 explains that this policy is designed to prevent urbanisation of the countryside through progressive increases in the size of dwellings that could alter the character of the area. The Old Rectory is outside of a settlement (as defined by the LDP constraints map) and as such is considered to occupy a countryside location. The previous applications (11/0924 and 21/0018) have not been implemented, however, it should be considered that 21/0018 is a live application, and has a fallback to the previous application approved.

- 8.2.2 When assessing the scale of changes, the applicant has provided calculations of the existing dwelling. The existing house on site is **832.48 m³**. The applicant has stated that the proposed extensions result in an increase of **224.18 m³**. Therefore, this volume increase is 26.9%, below the 30% threshold and would be in accordance with Policy H13 and SP7. Whilst it is noted 21/0018 could still be implemented, this would take the volume over the 30% limit. However, both schemes, if approved, could not technically be implemented simultaneously and be in accordance with the approved plans. Further considerations are discussed below.

8.3 **Visual Amenity/ Character and Appearance**

- 8.3.1 In terms of the design of the extensions, the site is designated within the countryside, green wedge, and special landscape area. Particular attention should be paid to the design, ensuring the design does not harm these areas and preserves the landscape. Paragraph 5.6.2 in the House Extensions and Domestic Outbuildings SPG states, *The roof of a two-storey extension should be set down from the main roof of the existing building it should be set down and clearly subordinate to the main property. The roof should also complement the host building.* The front and rear extension both contain pitched rooves, which is sympathetic to the main dwelling. The rear extension also holds dual pitched rooves which would break some of the overall visual massing up, however, it is considered neither extension is set down from the main ridge, consequently, they do not appear subordinate to the main dwelling house contrary to the SPG. The overall bulking and mass of the rear extension would not appear appropriate in its setting, and would hold a dominating effect to the existing dwelling house. The fenestration on the rear elevation appears bulky and disproportionate to the main dwellinghouse and would comprise of a design with a horizontal emphasis on the ground floor which would be at odds with the remainder of the dwelling. This amplifies the bulkiness of the extension contrary to Policy GP6, SP5, SP7, SP8, and the SPG.
- 8.3.2 The infill extension would be deemed acceptable, as that similarly approved under 21/0018. Whilst the porch does not hold a traditional appearance compared to the existing porch, this is deemed acceptable given the scale.
- 8.3.3 Materials have been proposed with a slate roof, stone and render external walls, fascia and soffits in white upvc, windows and doors in white upvc, and gutters and downpipes in black upvc. These materials would be sympathetic to the dwelling and landscape.
- 8.3.4 Overall, it is considered that the massing and lack of set down of the proposed extensions is inappropriate to the dwelling.

8.4 **Residential Amenity**

It is considered that no impacts to neighbouring properties in regard to loss of light would be created given the set away from neighbouring properties. The rear extension would overlook open fields and would not create new overlooking opportunities in line with Policy GP2.

8.5 **Biodiversity**

- 8.5.1 The Ecology Officer has commented on the application and has stated the bat survey report submitted with application 21/0018 is well out of date, so the emergence surveys need to be repeated and a new bat survey report submitted. Therefore, Policy GP5 is not adhered to.
- 8.5.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently

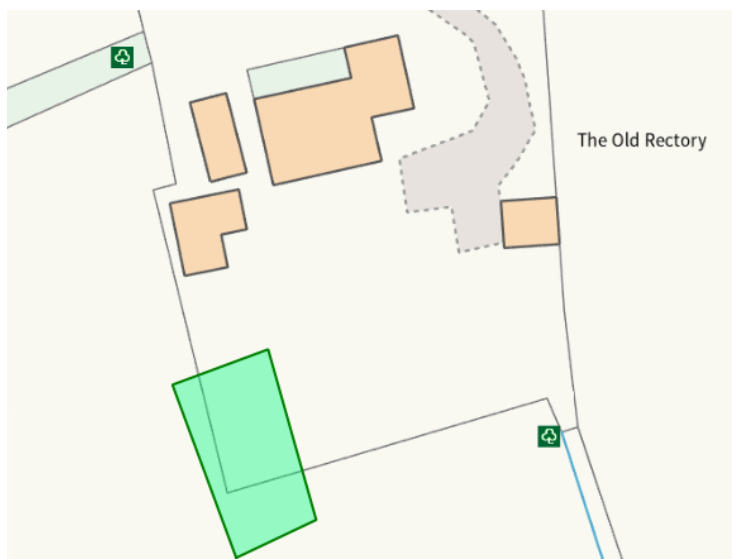
not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be reasonably conditioned.

- 8.5.3 PPW12 para 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given the scale of development a GI assessment is not needed in this instance.

8.6 Landscaping/ Trees

The site contains 2no individual TPO trees. GWT/104 beech tree to the Northwest of the dwelling and GWT/104 Beech tree to the Southeast of the dwelling. There is a group of TPO trees, GWT/104 G7, 3no. beech trees to the Southwest of the dwelling.

Below demonstrates the 2no. individual trees and the group of TPO trees. Given the set away from the dwelling, the development would not impact on these trees.



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 is considered that the proposed development appears bulky in its setting and does not appear subordinate to the main dwelling house. The massing of the rear extension holds a horizontal emphasis and would not be sympathetic. The bat survey provided is out of date and would be contrary to Policy GP5. Therefore, the development is refused.

11. **DECISION**

REFUSED

01 The development would have a significant adverse impact upon interest of acknowledged importance, namely, on visual character and design. The proposed development represents a bulky addition to the dwelling, with a lack of set down from the

ridge, and a horizontal emphasis to the rear extension, appearing prominent and not subordinate to the main dwellinghouse. This would not appear sympathetic to the countryside and special landscape area contrary to Policy GP6, SP5, SP8 and The House Extensions and Domestic Outbuildings SPG.

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely the adverse impact on protected species, i.e. bats, due to the out-of-date Bat Survey contrary to Policies SP1, SP9 and GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 4223 23 210A - Proposed Elevations; 4223 23 201A - Proposed First Floor Plan; 4223 23 200A - Proposed Ground Floor Plan; 4223 23 190 - Site Location Plan / Existing Site Plan; 4223 23 110 - Existing Elevations; 4223 23 101 - Existing First Floor Plan; 4223 23 100 - Existing Ground Floor Plan; Agent volume calculations

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, SP5, SP7, SP8, H13 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.