

Delegated Decision Report

Application No:	25/1053	Statutory Period Expires:	3rd June 2026
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Site:	26 Fields Road Newport South Wales NP20 4PJ		
Proposal:	RETENTION OF COVERED STORAGE AREA TO SIDE/REAR ELEVATIONS AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION		
Applicant:	M Uddin		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey, semi-detached dwelling located in the Allt-yr-Yn ward. The application site is located within the defined settlement boundary and the property benefits from on street parking.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the retention of a covered storage area to the rear area of the dwelling and the construction of a single storey rear extension adjoining the storage area. The storage area measures 2.5m at maximum height, 3.55m in width and 5.25m in depth. The proposed extension would also be 2.5m in height and measure 2.2m in width and additional 3.3m in depth. In total, the depth of the storage area and extension would measure 8.55m.

4. RELEVANT SITE HISTORY

None.

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 GP6 (Quality of Design)

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE
- 6. CONSULTATION RESPONSES**
- 6.1 Local Heritage Officer: *Due to the scale and location of the proposed, the proposed development will result in no impact upon the setting of listed buildings (namely nos. 11 & 12 Gold Tops, located across Fields Road to the South).*
- 7. PUBLIC REPRESENTATIONS**
Neighbour and Ward member notification letters were sent on 23.02.2026.
- 7.1 NEIGHBOURS:
- 45 St Marks Cresent
- The structure has introduced an unattractive and visually intrusive rear elevation when viewed from my property. The [storage] area was used as a dining/ living area complete with table, six chairs, settee and television for social gathering. Due to this use as a living room, it raises legitimate concerns regarding development of the site and the true nature of the future use of the structure, currently listed as 'covered storage area.'*
- 47 St.Marks Cresent
- The proposed extension would result in significant and demonstrable harm to the amenity of my garden and property through the siting of a bathroom extension directly adjacent to the rear boundary, resulting in an intrusive and visually dominant structure when viewed from my garden; a development height that would sit well above the existing boundary fence line, creating a sense of enclosure and dominance; the cumulative effect of built form, raised levels, and proximity, which would materially reduce the enjoyment and usability of my garden. The extension would be disproportionate when viewed in relation to neighbouring gardens, [and] the proposal would introduce an unattractive and visually intrusive rear elevation, harming the outlook of my property. There are also concerns relating the loss of boundary wall, risk of structural and ground stability, drainage and flood risk, noise, odour and disturbance, and the cumulative impact and questionable development plan.*
- 49 St.Marks Cresent
- The structure as it stands is unsightly and gives the impression of being haphazardly, perhaps unsafely built. Regarding the new extension, we find it odd that permission should be sought for shower and WC facilities to be built well away from and with no connection to the main residence. It leaves us concerned that if what is now classified as a storage area will be further developed as living space with the bathroom extension perhaps to be connected to it and used by additional inhabitants not currently living at the property.*
- 27 Fields Road
- Currently the roof of this structure is shoddily made with lengths of black tape hanging over our side of the wall, The Plexi glass appears to be stuck to the rear elevation with black tape. The height of the structure is above the level of the garden wall and we specifically object to this height extension. The structure is unsightly, disproportionally large in area, and not in keeping with the local aesthetics. The plans indicate that there is no gap separating the proposed bathroom from the shared boundary wall. This suggests that the proposed structure might be built directly onto the party wall instead of being a separate construction.*
- 7.2 COUNCILLORS: *None.*
- 7.3 COMMUNITY COUNCIL: *None.*
- 8. ASSESSMENT**

8.1 **Principle of Development:**

- 8.1.1 The application site comprises of an existing residential dwelling located within the defined settlement boundary where there is presumption in favour of the development and efficient use of land is encouraged. Accordingly, no objection is raised in principle.

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

- 8.2.1 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser 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. It is also advised that an extension adopts the roof form of the host dwelling. In this case the roof does not adopt that of the host dwelling. However, it is not considered that the proposals would detract from the character and appearance of the host dwelling.

8.3 **Residential Amenity:**

- 8.3.1 The proposed extension is modest in both scale and height, and due to its position located behind an existing fence of the same height, it is considered that the extension would not result in a loss of outlook, light or privacy.

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. 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.

8.5 **Response to Third Parties:**

- 8.5.1 Concerns have been raised regarding the facilitation of the storage room as a living area to inhabit additional occupants; however irrespective of whether the space is utilised for storage purposes or as a habitable room, its use would remain acceptable in planning terms.

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 extension is not considered to be excessive in scale or disproportionate to the existing dwelling. Therefore, the proposed development is granted with conditions.

11. **DECISION
GRANTED WITH CONDITONS**

01 The development shall be implemented in accordance with the following plans and documents <1026(10)25, Confirmation of Materials>.

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 external surfaces of the extensions hereby permitted shall only be of materials shown on the approved plans.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 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 for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 1026(10)25, Confirmation of Materials

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