

Delegated Decision Report

Application No:	25/0156	Statutory Period Expires:	6th May 2025
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Site:	16 Priory Grove Langstone Newport NP18 2NY		
Proposal:	ATTIC CONVERSION TO CREATE MASTER BEDROOM AND EN SUITE WITH DORMER		
Applicant:	M Hermansen		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 16 Priory Grove is a two-storey detached dwelling located within the Bishton and Langstone ward, Newport. The site is within the defined settlement boundary as identified in the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly characterised by residential dwellings, although Langstone Business Village is located to the North of the property.

2.2 The property benefits from a small front garden and generous rear garden. Externally, the property is finished in a light-red brick with bath stone cills and white UPVC windows with traditional style window grilles. The design includes large open gable on the front elevation, creating an unusual, yet pleasant façade. This architectural style is reflected throughout Priory Grove. The property currently benefits from a single-storey extension with a lean-to roof on the rear which serves an extended kitchen/living space.

3. DESCRIPTION OF DEVELOPMENT

3.1 A loft conversion is proposed, including the erection of a side dormer roof extension in the eastern roof slope. The proposed dormer would measure 8m in width, 2m in depth and 2m in height and would include 3no windows, 2no of which measuring 1200mm x 900mm and 1no of which measuring 600mm x 900mm.

3.2 3no velux windows are also proposed in the western roof slope. Each velux window would measure 780mm x 980mm. The plans provided are very basic in detail.

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 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. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection.

If the site already has three bedrooms, the proposals would have no highway implications. If not, we would need to see parking information

6.2 ECOLOGY OFFICER

No objection.

As these properties are relatively new, the likelihood of bats roosting in the loft space is reduced, so there is no justification for asking for a bat survey on this occasion. However, we can never totally rule out the potential presence of bats, so we should attach out Bat Advisory Note as below to any consent granted.

7. PUBLIC REPRESENTATIONS

Notice was put up on 13/03/2025

7.1 NEIGHBOURS: 3no neighbours were consulted. 1no response received to date.

14 Priory Grove

I have been informed by the application that scaffolding may be required on my property to enable the build to take place. I have said I do not mind this with the caveat that I can still access the front/rear of my property down the side path without any obstruction from the scaffolding.

7.2 LANGSTONE COMMUNITY COUNCIL: No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance also states that a proposal that changes the form of a roof should not detract from the character and appearance of the streetscape. As forementioned, Priory Grove displays a varied mix of architectural styles, creating a non-linear form of development. 16 Priory Grove forms the penultimate dwelling in the turning area of the cul-de-sac, with limited direct views of the front elevation of the property on approach. The dormer would be sited on the eastern roof slope which is considered a less prominent slope in this instance. Owing to its limited visibility from the street scene, it is considered that the dormer roof extension would not result in a harmful impact upon visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

8.2 The House Extensions and Domestic Outbuildings SPG states that dormers should respect the character of the existing building and that a dormer with a wide flat roof is unlikely to be acceptable. It further states that *'dormers should be set well below the ridgeline of the main roof and set back from the main face of the existing building.'* A dormer should be set back at least 50cm from the eaves of the existing building and 50cm set down from the ridge of the existing roof. The proposal fails to meet the standards of the SPG as the proposed dormer has a minimal set down, no set up from eaves and includes a large flat roof spanning a large width across the roof. It is set back from the front gable. Although it is acknowledged the design of the dormer is not preferable and it is relatively large, the development would not cause significant harm to the area as will not appear unduly dominant, tucked between the roof slopes of the host and neighbouring property and located at the termination of a cul de sac. Therefore, on balance, it is considered that the dormer is acceptable in this instance.

8.3 Regarding the installation of 3no Velux windows in the western roof slope, it is considered that Velux roof lights are a common feature and would not appear obtrusive.

8.4 Residential Amenity:

The proposed dormer would be located 1m from the nearest boundary and 2m from the side elevation of no14 Priory Grove. The dormer would be located above the eaves of the neighbouring property and would therefore provide views towards the roof and the side gable of no14. Although 3no windows are proposed in the dormer, it is considered that due to their orientation, they would not result in an unacceptable loss of privacy to the neighbouring amenity.

8.5 Similarly, it is considered that the installation of 3no Velux windows in the western roof slope would not result in an unacceptable loss of privacy due to their position and orientation.

8.6 Due to the position and orientation of the property it is considered that the dormer would not have an unacceptable overbearing impact or result in loss of light to any neighbouring property.

8.7 Highways Safety:

The Highways Officer initially requested further information regarding the number of bedrooms at the property to determine whether the addition of a bedroom would increase the parking requirements at the property. The proposal includes 1no additional bedroom, increasing the total number of bedrooms to 4no. To comply with the Council's adopted Parking Standards, the property is required to provide 3no off-street car parking spaces at present, and the increased number of bedrooms does not require any increase in parking to comply with policy and therefore there are no highway related objections.

8.8 Other Issues:

The curtilage backs onto a woodland, where there is a high likelihood of bats (a European Protected Species) being present. The works involve cutting into the existing roof. PPW12 states in para 6.2.12 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. 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.

The proposal is required to demonstrate biodiversity enhancement but no information in this respect has been provided, and no Green Infrastructure Statement has been submitted. Notwithstanding this, the councils Ecology Officer has stated that as these properties are relatively new, the likelihood of bats roosting in the loft space is reduced, so there is no justification for asking for a bat survey on this occasion. With regard to this the absence of biodiversity and green infrastructure information does not weigh against the scheme in this instance.

- 8.9 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 enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026

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 side dormer is appropriately sited. Although the wide flat roof is not preferable, there is a diverse mix of architectural styles in the surrounding context and views are limited from the public realm. On balance the dormer is considered acceptable and the rooflights are also acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents.

- Revised Proposed Floor Plans,
- Revised Proposed External Elevation,
- Attic Conversion Drawings,
- Attic Conversion Drawings – External Rear,
- Attic Conversion Drawings – External Front.

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 materials to be used in the construction of all external surfaces of the dormer extension shall match those used in the existing building in colour, texture and material and shall be applied prior to the first beneficial use of the extension hereby permitted.

Reason: To ensure a proper standard of development and appearance in accordance with Policy GP2 and GP 6 of the NLDP.

03 Prior to the commencement of development, 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. The location and details of these must be shown on relevant plans.

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: Revised Site Location Plan, Revised Proposed Floor Plans, Revised Proposed External Elevation, Revised Existing External Elevation, Revised Existing Floor Plan, Attic Conversion Drawings, Attic Conversion Drawings – External Rear, Attic Conversion Drawings – External Front.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, 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 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using

the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.