

Delegated Decision Report

Application No:	25/0830	Statutory Period Expires:	15th December 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	3 Pinnell Place Newport South Wales NP20 2RN		
Proposal:	PROPOSED SINGLE STOREY SIDE AND FRONT EXTENSIONS		
Applicant:	G Fizza		
Type:	Full	Ward:	Pillgwenlly
Decision:	REFUSED		

1. BACKGROUND

- 1.1 An application seeking consent for the DEMOLITION OF DETACHED GARAGE AND CONSTRUCTION OF TWO STOREY SIDE/REAR EXTENSION TO THE MAIN DWELLING CONTAINING FAMILY ROOM AND BATHROOM AT GROUND FLOOR WITH TWO ADDITIONAL BEDROOMS AND ENLARGED EXISTING BEDROOM AT FIRST FLOOR LEVEL, GARAGE TO BE REPLACED BY A SINGLE STOREY BUILDING CONTAINING A GAMES ROOM AND SHOWER/WC was part refused part granted by the Local Authority under reference 21/0945. The side and front extension were refused based of the detrimental impact the proposal had upon the character and visual amenity of the area. As well as the harm to residential amenity through overbearing effects, loss of light, and loss of privacy. While the outbuilding was approved.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a two storey end of terrace dwelling located in the Pillgwenlly ward, on Pinnell Place Circle, a residential street within the defined settlement boundary. The property benefits from a private rear amenity space and the estate is constructed in a Radburn layout, where the front elevation fronts onto a network of pedestrian footpath, and the rear elevations is visible from the highway.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking consent for a single storey front extension, adopting the shape of an L and measuring at a maximum depth of 5.1m, a maximum width of 8.5m, a height of 2.2m m to the eaves and a maximum height of 2.6m. Externally, the extension will adopt a flat roof and will be constructed in materials that match the existing dwelling.
- 3.2 In addition, consent is sought for a single-storey side extension on the west elevation of the property. This extension would have a depth of 5.2m, a width of 1.8m, an eaves height of 2.4m, and a maximum height of 3.7m. It would incorporate a lean to roof with three rooflights and would be constructed using materials consistent with the main house.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
21/0945	DEMOLITION OF DETACHED GARAGE AND CONSTRUCTION OF TWO STOREY SIDE/REAR EXTENSION TO THE MAIN DWELLING CONTAINING FAMILY ROOM AND BATHROOM AT GROUND FLOOR WITH TWO ADDITIONAL BEDROOMS AND ENLARGED EXISTING BEDROOM AT FIRST FLOOR LEVEL, GARAGE TO BE REPLACED BY A SINGLE STOREY BUILDING CONTAINING A GAMES ROOM AND SHOWER/WC	PART REFUSED/ PART GRANTED	18.11.2021

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 Technical Advice Notes:

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 12: design

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

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

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

GP7 General Development Principles – Environmental Protection and Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) was relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 No comments

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27.10.2025

7.1 NEIGHBOURS: Two comments were received objecting to the application. The main issues raised were surrounding the impact on daylight to neighbouring properties

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 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. 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.

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

Front Extension:

- 8.2.1 The subject of this application is the construction of a single storey extension to the front of the dwelling house. Due to its position on the front of the dwellinghouse it is readily visible within the public realm and the development will impact upon the character and appearance of the area. The neighbouring properties on Pinnell Place typically features landscaped front garden, including a green garden space in their frontage.
- 8.2.2 The 'House Extensions and Domestic Outbuildings' SPG states that front extension are unacceptable in principle because they tend to be very prominent in a streetscape. It further states A front extension, as distinct from a porch, will be considered for approval only if it would restore symmetry to a pair of semi-detached houses and/or occupy a streetscape that lacks regular front building lines and architectural consistency. Consequently, the development will result in a single storey extension that is of considerable bulk and mass on the frontage of the dwelling. This change significantly alters the character and amenity of the area compared to the pervious frontage resulting in significant visual harm. Furthermore, the proposal would protrude beyond the established building line of the terrace, resulting in a further prominent and obtrusive development to the surrounding street scene that is out of character with the character and appearance of the area.
- 8.2.3 The development results in a visually incongruous feature at odds with the established pattern of development within the area detracting from the amenity and character of the area contrary to LDP policy GP6.

Side Extension:

- 8.2.1 The SPG states that *"Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary"*.
- 8.2.4 The proposed side extension will be located on the western side elevation of the dwelling. As a result, the development will be readily visible within the public realm and will impact upon the amenity and character of the area. Furthermore, the development is not proposed to be set back from the front elevation of the dwelling and will not be offset from the common boundary with No. 4 Davies Square. Therefore, the development would distort the front elevation of the property and lead to a lack of symmetry along the terrace. As a result, the scale and design of the proposed development are considered unacceptable and would result in an adverse visual impact. Consequently, the proposal fails to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG and is deemed unacceptable.

8.3 **Residential Amenity:**

Front Extension:

- 8.3.1 The proposed front extension would increase the massing of the dwelling's frontage and, due to its scale and close proximity to No. 2 Pinnell Place, would create an overbearing impact on that property's window serving their primary living space. In addition, the proposed door and windows on the eastern elevation would result in direct overlooking of the neighbouring property's main living space. Consequently, the development would create an unacceptable level of overbearing and overlooking, harming the living conditions of the adjacent dwelling and failing to comply with LDP Policy GP7.
- 8.3.2 Additionally, the 45 degree test for daylight and outlook was considered as part of this assessment as specified in the House Extensions and Domestic Outbuildings SPG. It was found that the development failed at the plan view but passes at the elevation view. Therefore, it is not anticipated that there would be an unacceptable detrimental impact on

the daylight afforded to the habitable windows of the neighbouring property

Side Extension:

- 8.3.3 Due to the scale of the proposed side extension and its close proximity to the shared boundary with No. 4 Davis Square, a 45 degree daylight assessment was undertaken. The extension failed the test in both elevation and plan view, indicating that the proposal would significantly reduce the amount of daylight reaching the neighbouring property's primary living room windows. In addition, although no side windows are proposed, the overall scale of the extension would still create an overbearing impact on the neighbouring dwelling. Consequently, the development is considered unacceptable as it would result in an unacceptable loss of daylight and outlook resulting in create an overbearing relationship with No. 4.

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.

- 8.4.2 In this case no enhancement has been proposed nor is the proposal supported by a Green Infrastructure statement as required by Chapter 6 of PPW 12. PPW12 6.4.12 states: *"Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission"*. In accordance with the requirements of section 6.4.12 of PPW12 the absence of a biodiversity enhancement has been considered and as there are no other significant material considerations that would outweigh this requirement it is considered necessary to attach the lack of an enhancement as a further reason for refusal.

8.5 Response to third parties:

- 8.5.1 Two comments were received that objected to the application due to the development causing unacceptable impacts upon the amount of daylight received by neighbouring properties. The issues raised have been considered in an earlier section of this report.

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 development is considered to have an unacceptable adverse effect on the character and visual amenity of the surrounding area. It would also negatively impact residential amenity due to issues of daylight, overbearing and overlooking. As a result, the proposal is contrary to Policy GP2, GP4 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and is therefore refused.

11. DECISION

Refuse, for the following reason(s):

01 The development has a significant adverse effect on interests of acknowledged importance, owing to its scale and location, the development has an unacceptable adverse impact on the character and appearance of the wider area contrary to Planning Policy Wales 12, Technical Advice Note 12: Design and Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

02 The development has a significant adverse effect on interests of acknowledged importance namely the impact upon the living conditions of neighbouring occupiers as the development has an unacceptable outlook, overbearing and overlooking impact into the adjoining dwelling contrary to policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

03 The proposal does not include a Green Infrastructure Statement or an appropriate scheme for biodiversity net-benefit, contrary to Policy SP1 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 of Future Wales.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Floor Plans and elevations 1003(03)21

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, and GP7 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.