

Delegated Decision Report

Application No:	25/0936	Statutory Period Expires:	5th January 2026
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Site:	3 Eastfield Close Caerleon Newport NP18 3FQ		
Proposal:	SINGLE STOREY REAR EXTENSION AND GARDEN WORKS		
Applicant:	A Waters		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is one of a pair of semi-detached properties located within the urban boundary, in the Caerleon ward. The property has a main door located in its side elevation with sloping gardens front and back. The Close itself has comparable properties accessed off a pedestrian footpath and likely designed as the house frontages but it now appears that the houses on the south side of the pathway use the adjoining garden spaces as a private rear garden (rather than a frontage) with the elevation to the roadway appearing as the less private front garden space with driveway. The area that appears to serve as the private rear garden is enclosed by high fencing abutting the footpath and other properties closeby have extended off this elevation at ground floor level in a manner compatible with this proposal. The adjoining semi has no extension.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a single storey flat roof rear extension that would measure a depth of 4.5m, a width of 5.1m and a height of 2.7m. The extension would contain 1no window in the rear elevation, glazed doors in the side elevation and a roof light. Part of the raised garden to the rear would be removed to accommodate the proposed extension and new garden steps are proposed up to the rear garden. The garden level will not rise, in fact the sectional details show the current tiered arrangement being altered to a slope.

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)

- GP2 – General Amenity
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17/11/2025 and no comments were received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed extension would be located on what functions as the rear elevation of the dwelling and would not be visible from public vantage points by reason of existing means of enclosure and topography. The extension would not be wider than the existing dwelling and the external materials appear to match those of the existing dwelling. Adequate amenity space would be left undeveloped to the rear. Overall, it is considered that the proposed extension would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape. Other similar extensions can be seen on properties closeby. Whilst the main property is pitched roof and the proposal is flat roofed, this is acceptable in this context.

Works to the rear garden are also proposed. It is considered, that owing to the location, scale and design of these works, they would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the property and wider streetscape.

8.2 Residential Amenity:

The property is one of a pair of semi-detached properties. The proposed extension would be set approximately 0.2m from the boundary shared with the adjoining property. There are no windows proposed in the side elevation, protecting privacy. Whilst the neighbouring property has a ground floor window in its rear elevation in close proximity to the shared boundary, owing to the scale and design of the extension, single storey, and flat roof, it is not considered that it would result in an overbearing impact. The depth of the extension is deep at 4.5m but partially set into an existing embankment or tiered garden thereby reducing its overall impact. It will be clearly visible from the neighbouring property and an existing hedge/shrub planting along the boundary will be removed. Currently there is mutual overlooking between properties. A 2m high intervening fence can be installed with the benefit of permitted development rights and the extension is some 70cm taller. Whilst the proposal will be visible from the neighbouring semi, it will not be unduly or demonstrably overbearing in terms of its effect. Light tests have been undertaken in accordance with the 'House Extensions and Domestic Outbuildings' SPG. When taken from the centre point of the neighbouring window the 45degree vertical test marginally passes and the 45degree horizontal test would fail. The SPG states that both tests would need to fail in order for the potential loss of light to be considered harmful. It is also noted that as the adjoining property is sited to the north east of the application property, given the orientation of the properties, it would only be the latter part of the day that would be affected and due to extension height, shadow is only likely during Winter months. Overall, it is considered that the proposed single storey rear extension would not result in a harmful impact on the amenity of the adjoining occupiers by reason of loss of privacy, perceived space or light.

With regard to the other neighbouring property, owing to the scale of the extension and the distance of the boundary, as well as the intervening development, it is not considered that the proposed extension would result in a harmful impact on the amenity of the adjoining occupiers by reason of loss of privacy, perceived space or light.

Part of the raised garden to the rear would be removed to accommodate the proposed extension and new garden steps are proposed next to the extension, providing access up to the remainder of the rear garden. The garden level will not rise, in fact the sectional details show the current tiered arrangement being altered to a slope. It is considered that the proposed works, owing to their location, scale and design, would not result in a harmful impact on residential amenity.

8.3 Biodiversity:

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 By reason of its location, scale and design it is considered that the proposed development is acceptable and it is recommended that planning permission be granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Existing/Proposed Ground Floor Plan Drawing No.25-2389-DWG-02A.

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 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 No window or door openings shall be formed in the north east side elevation of the extension hereby approved without the prior written permission of the Local Planning Authority.

Reason: To protect the privacy and any perceived overlooking of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan Drawing No.25-2389-DWG-01, Existing/Proposed Ground Floor Plan Drawing No.25-2389-DWG-02A.

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.