

Delegated Decision Report

Application No:	25/0577	Statutory Period Expires:	27th February 2026
------------------------	----------------	----------------------------------	---------------------------

Site:	32A Wavell Drive Newport NP20 6QN		
Proposal:	SINGLE STOREY SIDE STORE/GARAGE EXTENSION WITH FRONT CANOPY AND CONVERSION OF GARAGE		
Applicant:	S Jones		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached, two storey dwelling located on Wavell Drive, in the Malpas ward. The property benefits from a large front garden which provides multiple off road parking spaces. Externally, the property is finished in red brick with white UPVC windows and red tile cladding between the ground and first floor bay windows.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the south of the property is Malpas Park Primary School. Surrounding the property is predominantly residential dwellings. Due to the topography of Wavell Drive, the land slopes significantly from the south to the north.

2.3 Along the southern boundary of the application site runs a pedestrian footpath which provides access to Woodlands Drive from Wavell Drive.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey side extension is proposed, measuring 2.8m in width (extending from the southern side elevation), 8.1m in depth (spanning almost the full width of the side elevation), 2.4m to the eaves and 3.4m to the top of the proposed hipped roof. The extension would project 1.15m forward of the front elevation of the existing two storey side extension to match the building line of the original front elevation of the dwelling. The external walls would be finished in brickwork, and the roof tiles would be dark brown concrete tiles to match the existing. The extension would accommodate a garage/storage room.

3.2 A canopy is proposed on the front elevation, measuring 9m in width across the front elevation, connecting to the forward projection of the proposed side extension. The canopy would project a maximum depth 1.5m (extending from the existing two storey side extension) and a minimum depth of 540mm (extending from the primary front elevation of the host dwelling). The canopy would include a hipped roof with materials to match the proposed side extension and existing dwelling.

3.3 Fenestration would consist of 1no set of patio doors on the rear elevation and 1no garage style door on the front elevation of the proposed side extension. Brick soldier course is proposed above the head of the garage door. The roof of the proposed extension would also include coping along the ridge to match the existing.

4. RELEVANT SITE HISTORY

App	Proposal	Decision	Decision Date
-----	----------	----------	---------------

Number			
19/0029	PROPOSED TWO STOREY SIDE EXTENSION AND WIDENING OF EXISTING DRIVEWAY	GRANTED WITH CONDITIONS	12.03.2019

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 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

The house already has sufficient parking to meet the SPG requirements without the existing or proposed garage. The access should be rationalised with a double width footway crossing, which requires further permission from highways (independent of planning). The proposed garage affords access to the rear to be retained. Based on the

above we would raise no highway related objections.

6.2 DWR CYMRU
Final response

The applicant has obtained build over/near consent for this proposed application; therefore we withdraw our holding objection and provide the below response.

Foul Water

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Surface Water

With respect to the disposal of surface water flows from the proposed development, the developer is required/SAd to explore and fully exhaust all surface water drainage options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000'. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and Natural Resources Wales.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public combined sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 23.07.2025.

7.1 NEIGHBOURS: 3no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. Although the property has already been enlarged significantly through the introduction of a two-storey side extension, the property benefits from a larger than average plot, so an adequate area of garden space would be retained. Moreover, it is considered that the size and form of the extension are appropriate in the context of Wavell Drive. The proposed extension is at the side elevation of the dwellinghouse and will be visible from the frontage of the house and the highway.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). The main dwellinghouse and two storey side extension have a hipped roof form. The proposed single storey side extension would also include a hipped roof which matches the host dwelling/existing extension and would include coping along the ridge to match the architectural detailing, contributing to a coherent form of development.

8.3 The proposed external walls of the side extension are proposed to be brickwork and all windows, doors fascia boards and rainwater goods would be white UPVC to match the existing dwelling. This is therefore in line with the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020).

8.4 When assessing the context of the site, and the design of the surrounding properties along Wavell Drive, a varied mix of semi-detached, detached and bungalow style dwellings can be observed. Several properties along this stretch of Wavell Drive have been altered by the introduction of extensions of varied size and design. As such, there is no uniformity in the character of the dwellings, although most generally display extensions of a modest single storey scale with a hipped roof, akin to the proposed side extension. As forementioned 32A Wavell Drive already benefits from a significant two storey side extension. The width of the proposed extension would take the frontage of the property to 12.5m at ground floor level from an existing width of 9.9m, an increase that would further elongate the appearance of the front elevation of the property. Nevertheless, it is considered that mitigation is offered by the introduction of a canopy and a garage door along the front elevation which provides visual relief and prevents the front elevation appearing blank, creating a more attractive frontage. While the extension would add width to what is already a significant dwelling, regard has been given to the size of the residential

curtilage, the incorporation of features for visual relief and the lack of uniformity along Wavell Drive. Therefore, on balance it is considered that the extension would not cause harm to the streetscene.

8.5 Residential Amenity:

As forementioned, there is a pedestrian footpath which runs between Wavell Drive and Woodlands Drive which abuts the southern boundary. The path measures approximately 2m in width. As such, the side elevation of the property nearest to the proposed extension (no34 Wavell Drive) would be situated approximately 5.8m away from the extension at its closest point and 3.9m from the side boundary. Due to the topography of Wavell Drive, the land slopes from the south to north, meaning that no.34 Wavell Drive sits at a higher elevation and the ground level at 32A is significantly lower. There is an existing 2m fence running along the boundary of the lane. Due to the elevation disparity between the lane and the ground level of 32A Wavell Drive, the boundary treatment measures up to 3m in height from the prevailing ground level of the dwelling. Given the elevation disparity and separation distance from neighbouring properties, it is not anticipated that the proposed side extension would adversely affect neighbouring residential amenity by means of a loss of light or an overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.6 In terms of privacy, 1no set of patio doors are proposed on the rear elevation of the proposed extension. The rear elevation window would provide views toward the rear garden, a view which can already be achieved through existing ground floor windows on the rear elevation. As such, the proposed windows would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

Biodiversity:

- 8.7 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. Nevertheless, it is considered that 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.

8.8 Other Issues:

This site is crossed by a public pressurised sewer. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. DCWW initially raised an objection to the development as the proposed extension would be situated within the protection zone of the public asset measured 3.6 metres either side of the centreline. The applicant has since obtained build over/near consent for the development and DCWW have withdrawn their holding objection.

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 development would not harm the visual or residential amenity of Wavell Drive. A condition will be added to ensure a biodiversity enhancement scheme is submitted. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION**

GRANTED WITH CONDITIONS

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

- Site Location Plan
- 101 – Proposed Plans and Elevations
- 102 – Existing/Proposed Site/Roof Plans and Site Location Plan
- 103 0 Proposed GA/Roof Foundation Plans

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 used to finish the external alterations to the dwelling and extension hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

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: Site Location Plan, 100 – Existing Plans and Elevations, 101 – Proposed Plans and Elevations, 102 – Existing/Proposed Site/Roof Plans and Site Location Plan, 103 0 Proposed GA/Roof Foundation Plans.

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 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

05 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.