

Delegated Decision Report

Application No:	25/0628	Statutory Period Expires:	16th October 2025
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Site:	174 Cardiff Road Newport NP20 3AE		
Proposal:	TWO STOREY SIDE AND REAR EXTENSION AND PORCH		
Applicant:	I Inayat		
Type:	Full	Ward:	Gaer
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 Planning application 16/0335 was granted consent for a development of a similar scale to the current proposal. However, this permission was not implemented and has since lapsed.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a large end of terrace dwelling, with features typical of the 1940's era that is situated on Cardiff Road, a principal road that serves a route to and from the centre of Newport. The property is set back substantially from the main road and has a large curtilage consisting of front, side and rear garden. The application site adjoins 172 Cardiff Road to the north east (side), Cardiff Road to the south east (front), 176 Cardiff Road to the south west (side) and to the north west (rear) is Gaer Vale.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for a two storey side and rear extension and porch. The two-storey rear and side extension would have a height of 8m to the ridge and 5.3m to the eaves. The total depth of the extension would be 10.2m in depth and would have a total width of 7m. The porch would be 3.2m in height to the ridge of its pitched roof and would be 2.5m in width. The porch would project 0.83m from the principal elevation of the dwelling. The proposed materials would match the host dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/0335	PROPOSED TWO STOREY SIDE AND REAR EXTENSION, FRONT PORCH, ALTERATIONS TO PARKING AREA AND WIDENING OF EXISTING VEHICULAR ACCESS	Granted with Conditions	27.06.2016

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)

5.3.2 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The House Extensions and Domestic Outbuildings and Parking Standards Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.1 **Highways:**

Highway recommendation:

Further information requested.

Highway Comments:

The description refers to “alteration to vehicular access”. It is not clear from the plans what is proposed. The site is accessed from a classified road, therefore Highways would seek confirmation of proposed changes to the access and front boundary treatment (if any).

Visibility will be a key issue if any changes are proposed to the boundary. No gates will be supported on a classified road unless they are set back at least 5m from highway boundary (back of footway) which does not appear feasible here.

The loss of the garage is considered to be a loss of cycle parking. A condition to replace this is therefore requested. A 6x4ft garden shed would be appropriate. Adequate car parking and turning are retained.

As the drive and building appear to be undergoing significant works it would be appropriate to future proof with electric car charging provision or at least passive provision (to enable easy fitting later). A condition is therefore suggested for this.

If the only change is paving and loss of garage there would be no objection subject to the following conditions.

6.2 **Dwr Cymru Welsh Water:** No response received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 29.08.2025. Site Notice was put up on 05.09.2025.

7.1 NEIGHBOURS: 5no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 **Visual Amenity**

8.2.1 The House Extensions and Domestic Outbuildings SPG states, A porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. The proposed porch is located on the principal elevation of the dwelling house and porches are a common feature within the street scene, although there is no consistency in their design. It is considered that the proposed porch is proportionate in scale and has been designed to integrate with the host dwelling and surrounding properties.

8.2.2 The two-storey side and rear extension benefits from a hipped roof, which is appropriate to the existing hipped roof of the dwelling and is considered suitable. Fenestration in the principal elevation includes a bay window feature at both ground floor and first floor level, this emulates the bay windows in the front elevation of the host dwelling and preserves the

character that of the property. To maintain subordination, the SPG requires extensions to be set back at least one metre from the front elevation and set down from the main roof ridge. The extension is set back 1m from the principal elevation and set down 0.36m from the ridge of the roof.

- 8.2.3 The combination of the two storey side extension and two storey rear extension increases the volume of the property substantially. However, given the significant curtilage of the property, it is considered that although it is a large scale, the extension is commensurate to the size of the curtilage of the property. The width of the extension would still provide adequate space between the extension and the intervening boundary of the curtilage and would maintain the open nature of the site. Whilst the property is set back from Cardiff Road, it still has a high visual prominence along the streetscene. As such, it is considered necessary and appropriate to condition that the external finishes are applied and completed prior to the development coming into beneficial use. Overall, the extension is considered acceptable and accord with policy GP6.

8.3 **Residential Amenity**

- 8.3.1 The side and rear extension would be positioned to the north western and north eastern side of the property and would be set away from the boundary shared with 176 Cardiff Road by 3.8m. There is a separation distance of approximately 12m between the application site and 172 Cardiff Road. Given the relationship with neighbouring occupiers, there would be no adverse unacceptable impact to the residential amenity of the neighbouring occupiers by way of loss of light or privacy, in accordance with policy GP2.

8.4 **Highways**

- 8.4.1 The Highways Officer raised concerns regarding potential alterations to the driveway and associated visibility issues. However, the submitted plans indicate no changes to the existing driveway layout, which will remain as it currently is. According to the Parking Standards SPG, one parking space is required per bedroom in Parking Zone 3. While the proposal includes an increase in the number of bedrooms, it does not result in an increased demand for parking. The driveway will remain unchanged and will continue to provide three parking spaces. The Highways Officer has raised no objections to the proposed parking arrangements, and there remains sufficient space for vehicles to turn within the site.
- 8.4.2 The Highways Officer noted the loss of cycle parking from the garage demolition and suggested a replacement be secured by condition. However, as there is ample space within the garden for cycle storage, this is not considered necessary. The Officer also requested conditions to prevent gates on the access and to manage drainage, but given there are no changes to the existing access or driveway, such conditions are not deemed reasonable or required.

8.5 **Biodiversity**

- 8.5.1 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 accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement. The application has been accompanied by a Green Infrastructure Statement that details bat boxes and bird boxes that will be affixed to the eaves of the side extension. This is considered commensurate to the scale of development and is deemed acceptable.

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 two storey side and two storey rear extensions and porch by reasons of location, scale and design would not have a detrimental impact on the amenity of the surrounding area or street scene.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 25-094 Green Infrastructure Statement, 25-094 -P09 - Proposed Site Plan, 25-094-P08 - Proposed Side Elevations, 25-094-P07 - Proposed Rear Elevations, 25-094-P06 - Proposed Side Elevations, 25-094-P05 - Proposed Front Elevations, 25-094-P04 - Proposed First Floor Plan, 25-094-P03 - Proposed Ground Floor Plan, 25-094 -P01- Revised Site Plan

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 to match those of the existing building.

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

03 No windows or door other than those stated on the plans shall be installed into the north facing side elevation of the two storey side extension hereby approved.

Reason: To protect privacy to adjoining occupiers.

04 The biodiversity enhancement scheme shall be implemented in accordance with the 25-094 Green Infrastructure Statement prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

02 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.