

Delegated Decision Report

Application No:	25/0635	Statutory Period Expires:	12th November 2025
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Site:	19 Channel View Bassaleg Newport NP10 8NZ		
Proposal:	GROUND FLOOR FRONT EXTENSION AND FIRST FLOOR SIDE AND REAR EXTENSION		
Applicant:	D Hill		
Type:	Full	Ward:	Graig
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a semi detached dwelling sited within the Graig ward. The site comprises of a corner plot between Channel View and Woodland Drive. The property currently benefits from a single storey side extension and rear extension. Generally, the street scene has regular spacing between semi-detached pairs of dwellings, however some properties have undergone some alterations, with various porches and side extensions visible along the street scene.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a ground floor front extension and first floor side and rear extension. The existing side extension will be extended forward to become flush with the porch. The front extension would have a height of 2.5m to the eaves and 3.7m to the ridge. The depth would be 1.7m and total width would be 3.76m. The first floor extension to the side would be above the existing single storey side and part of the rear extension. The total height of the extension would be 7.34m in height, 3.76m in width and 9.1m in depth. Materials would match the host dwelling.

4. RELEVANT SITE HISTORY

4.1 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)

5.3.2 Policies GP2 (General Amenity), 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 Supplementary Planning Guidance (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

- 6.1 **Welsh Water Dwr Cymru:** We advise that the proposed development site is crossed by a 150 mm public sewer, with the approximate position being marked on the attached Statutory Public Sewer Record. 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. Having regard to plans submitted as part of this planning application, it appears the proposed development would be situated near to the public sewer, which has a protection zone measured 3 metres either side of the centreline. Notwithstanding this, we advise that the applicant can apply for a Build Over Sewer (BOS) agreement and therefore request they contact us and refer to our website for further guidance (<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>).

Accordingly, if minded to grant planning consent, we would request that the following **Condition and Advisory Notes** are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public 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

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at (<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>).

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.

- 6.2 **Ecology Officer:** No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28.08.2025. A Site Notice was put up on 05.09.2025.

- 7.1 NEIGHBOURS: 1no. neighbour was consulted. No representations were received.

- 7.2 GRAIG COMMUNITY COUNCIL: The council believes that the extension constitutes an overdevelopment of the property.

- The council is concerned there is inadequate off-street parking, which could lead to parking issues in the vicinity of the property or, if there are existing parking issues, exacerbate them.
- The council is concerned the the size of the rear extension would have an adverse impact on the privacy and access to natural light on he neighbouring property.

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 that front extensions, unlike porches, are generally unacceptable due to their prominence within the streetscene. Exceptions may be made where the street lacks a consistent building line or architectural uniformity. The proposed front extension would project from the existing single-storey side extension and align with the existing porch. While Channel View generally comprises a regular pattern of development, several properties, including the one directly opposite (10 Channel View), have carried out similar alterations. Therefore, the proposed extension would not appear out of place within the streetscene.

- 8.2.2 The SPG advises that poorly designed two-storey side extensions can disrupt the symmetry of semi-detached pairs and create a terracing effect by filling gaps between buildings, recommending a minimum one-metre set-in from the side boundary. The proposed first-floor extension sits above an existing ground-floor extension already set in 1.4 metres from the boundary, which is acceptable given the property's position as the last on this stretch of Channel View with no immediate built form to the west. To maintain subordination, the SPG also requires extensions to be set back at least one metre from the front elevation and set down from the main roof ridge. The first floor extension is set back 2 metres and set down 0.3 metres from the ridge. To the rear, the extension is also visible. The original plans showed a hipped roof element, which would not match the roof form. This has now been altered to a gable feature, which is more in keeping with the host dwellings gable roof form.

- 8.2.3 The property is situated on a prominent corner plot, making any extensions highly visible from the public realm. However, the proposed extension is considered commensurate with the scale and character of the existing dwelling, and it reflects the pattern of development seen in the surrounding area, where similar alterations have been carried out on neighbouring properties. As such, the extension would follow the established line of development and would not appear incongruous within the streetscene. The materials of the proposed extension are to match the host dwelling. The scale of the extensions are appropriate in relation to the host dwelling. It is considered that the proposals accord with policy GP6.

8.3 **Residential Amenity**

- 8.3.1 Given the scale of development and its relationship with the closest residential dwellings, no unacceptable impact on the residential amenity of neighbouring occupiers has been identified, in accordance with policy GP2.

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 accordance with Chapter 6 of PPW12, a Green Infrastructure Statement has been submitted that details planting to the front and rear of the property and the installation of a built in bat box that will be built into new brickwork and the addition of a birch log bird box to the rear of the dwelling. These details are proportionate to the scale of the development and are considered acceptable.

8.5 Other Matters

- 8.5.1 Welsh Water have submitted comments and note that the extension would be in close proximity to a public sewer. They advise that a build over agreement is required. This type of agreement is not within the remit of the Town and Country Planning Act and is controlled by separate regulations. Therefore further information is not requested in this case. Notwithstanding this, Dwr Cymru Welsh Water do not object to the proposals.

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 extensions, whilst highly visible from the public realm, would not appear as an incongruous addition to the host dwelling or wider streetscene. There would be no impact on neighbouring properties and a biodiversity scheme has been submitted with the application. The proposals are considered to accord with the aforementioned policies and are considered acceptable.

11. RECOMMENDATION

Granted with Conditions

01 The development shall be implemented in accordance with the following plans and documents: SD1113 01c - Proposed Plans, SD1113 03 - Planting Details, SD1113 01.- Site Location Plan and Existing Details, Planting Statement, Green Infrastructure Statement
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 biodiversity enhancement scheme shall be implemented in accordance with the approved plans 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).

03 The external surfaces of the extension 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.

04 No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public 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

NOTE TO APPLICANT

01 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.

02 The Council's Supplementary Planning Guidance – House Extensions and Domestic Outbuildings (January 2020) was adopted following consultation and is 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 planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.*

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at <https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>.

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.