

Delegated Decision Report

Application No:	25/0137	Statutory Period Expires:	25th April 2025
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Site:	8 Routes View Llanwern Newport NP18 2DR		
Proposal:	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR		
Applicant:	K Shelley		
Type:	Full	Ward:	Llanwern
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is located within the semi-rural area of Llanwern / Newport and is accessed from Langstone Lane. The site is within countryside as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. To the west of the site is Great Milton Park residential development and the A48 Southern Distributor Road.

2.2 The property is a two-storey, end of terrace dwelling located in a generous sized curtilage. The principal elevation of the dwelling faces southeasterly towards Langstone Lane. The external elevations of the dwelling are finished in a pebbledash render and fenestration comprises of white UPVC windows with diamond grid muntin.

2.3 Due to the established layout of Routes View, the curtilage abuts an open field to the north, west and east and all elevations of the property can be seen from public vantage points. The front elevation of the site and neighbouring properties are visible from Langstone Lane, and the rear elevation is visible from Routes View and a Public Right of Way located to the West of the curtilage. No.8 Routes View forms the end dwelling of a row of 4no terraced dwellings with a strong building line that has not been unduly altered by the presence of front, nor side extensions.

3. DESCRIPTION OF DEVELOPMENT

3.1 A two storey extension is proposed, measuring 4.35m in width, extending from the northeast facing side elevation, 9m in depth, 7.2m to the ridge of the hipped roof and 4.8m to the eaves. The extension would be flush with the front elevation and set in 1m from the side boundary at its closest point. No set back or set down is proposed. The extension would serve a living/dining area at ground level and an additional bedroom with an ensuite at first floor level. The external elevations of the extension would be finished in a pebbledash render to match the host dwelling.

3.2 The two-storey side extension would project beyond the rear elevation of the existing dwelling by 3m and would adjoin with a proposed single storey extension at ground level. The rear projection would be set down 575mm from the ridge of the host dwelling and would include a gable end roof. The proposed single storey rear extension would measure 3m in width to be flush with the proposed two storey side extension, 5.4m in width, 2.4m to the eaves and 3.6m to the top of the mono-pitch roof. The extension would be set in 800mm in from the boundary shared with no.7 Routes View.

3.3 In terms of fenestration, 2no windows are proposed on the front elevation, with 1no. at first floor and 1no at ground floor level. It is also proposed to change an existing ground floor window into a front access door which would be located in the centre of the front elevation. 2no side elevation windows are proposed, with 1no at first floor and 1no at ground level. On the rear elevation, 1no. first floor window is proposed and at ground floor, 2no. windows, 1 no door and 2no rooflights in the slope of the single storey rear extension are proposed.

- 3.4 A timber porch frame is also proposed, surrounding the proposed relocated front entrance. The porch would include a dual pitch roof with tiles to match the host dwelling and a brick dwarf wall along each side.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
95/0701	ERECTION OF DETACHED PREFABRICATED GARAGE AND CONSERVATORY EXTENSION	GRANTED WITH CONDITIONS	09.10.1995
24/0906	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR	REFUSED	02.01.2025

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 SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

Policy H13 – Extensions to Dwellings in the Countryside states that beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that: i) the volume of the extension is not more than 30% of the original dwelling, or as existed in 1948; ii) the existing dwelling has a lawful residential use.

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 GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

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: Further information requested.

Highway Comments: There is very little detail of the proposals however the existing drive appears to be in excess of 20m long. The proposals however, appear to remove any opportunity to turn around or pass other vehicles within the site. The drive can only be considered to give two parking spaces, as we would not accept multiple parking that requires shuffling of vehicles. A maximum of two vehicles in line/tandem is considered acceptable. We would therefore seek details to show at least three parking spaces (assuming three or more beds) that can be used without the need to shuffle vehicles. We would also expect to see cycle parking provision (which is considered to be lost if the garage is removed). There appears to be sufficient space to achieve a suitable arrangement. Subject to demonstrating sufficient parking and cycle storage, we would have no further concerns but would recommend consideration of provision of electric vehicle charging or a passive provision.

6.2 Landscape Officer: Addition information required.

Comments: No objections in principle, however: There is an opportunity for additional native tree and shrub planting to: • Mitigate the visual impact of the proposed extension on visual amenity, with reference to the existing PRoW's to the west and north as well as Adopted Policy SP5. • Enhance the existing landscape character. • Increase opportunities for biodiversity. • Further planting should be proposed to screen the west elevation of the annex to reduce visual impact from the PRoW to the east. Details of all proposed planting of an appropriate specification for their position/function in the form of a planting plan, should be submitted for approval; to include: • Species • Size • Quantity • Spacing • Maintenance regime It is recommended that a professional with an understanding of planting design is involved. Additionally, no hard landscape proposals have been submitted to show how the existing driveway will be addressed. Details of this should be submitted in the form of a hard landscape plan and indicate: • Surface materials and any reinforcement. • Edging and/or boundary treatment. Sustainable approaches to design would be supported.

6.3 Ecology Officer: No response.

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: 4no neighbours were consulted. 1no objection received to date.

7 Routes View: Objection.

The Architect has stated that the revised plans submitted address the refusal reasons stated in the refusal notice dated 2nd January 2025 in respect of planning application 24/0906. Clearly this is not the case as several refusal reasons remain unaddressed.

We would also like it noted that there continues to be a discrepancy in the footprint of 7 Routs View. This leads to an incorrect depiction of the street scene when viewed from the plans that have been submitted.

To clarify, the refusal notice dated 2nd January 2025 stated; By reason of its location, scale and design, the proposed development will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the appearance of the host property and street scene, by reason of its poor quality design, prominent position in countryside and its large scale.

Each of the unaddressed reasons continues to conflict with and in places are in breach of Policies SP5, H13, GP2 and GP6; Policies which form planning regulations which are legally binding and enforceable through legislation, guidance, and case law.

The refusal reasons that remain unaddressed are:

1. Scale Concerns:

- The planning officer claims that reducing the rear/side extension wouldn't impact the street scene, yet this contradicts the original refusal, which cited the scale as excessive and non-compliant with Policy H13 of the Newport Local Development Plan (2011–2026).
- The proposed extension disrupts the uniformity of the terrace row, creating the appearance of a fifth terrace and damaging the visual character of Routs View from both front and rear perspectives.

2. Design Concerns:

- Despite some changes (like smaller ground-floor French doors), key issues persist: oversized windows and a Juliet balcony make the extension visually dominant and out of sync with neighboring homes.
- The design ignores Supplementary Planning Guidance (SPG) requirements: the extension is not set back 1 metre from the front nor set down from the roofline, making it unsympathetic to the existing terrace.
- The rear extension remains bulky and intrusive. Unlike other rear extensions in Routs View, it lacks a flat roof, undermining uniformity and appearing overbearing from the rear access road.

3. Conclusion:

- The new application fails to resolve major concerns from the previous refusal, notably regarding scale and design.
- It remains non-compliant with Policy GP6 and the SPG on House Extensions, harming the visual character of the host dwelling and street scene.

- 7.2 Llanwern Community Council: No comment.

8. ASSESSMENT

8.1 Principle of Development:

8.2 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. The extension would be built on the side and rear elevations of the property albeit, all elevations are visible from the public realm and views of the extension would be afforded from Routes View, Langstone Lane and a public right of way which runs to the west of the property. The extension would substantially increase the massing of the dwelling, but an adequate area of garden space would be retained.

8.3 The property is located within the countryside and as such, development is only permitted where the landscape character of the immediate and surrounding area is preserved, and it is appropriate in scale and design under Policy SP5 (Countryside) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Despite the requirements of Policy SP5, it is acknowledged that the context of Routes View is unusual, and the character of the immediate area is not typical of the rural countryside. The property forms the end dwelling in a row of 4no terraced dwellings with a strong uniform building line. An identical row of terraces can be found to the southwest. Both terraced rows are of simple terrace design with a strong sense of uniformity along the street with pebbledash finishes and heavy elevation to fenestration ratios. The development should be sensitively designed to reflect the character of the immediate and surrounding area. The revised design includes minor changes only as has reduced the size of the front French doors and removed the brick quoins shown on the previous scheme. The overall scale of the extension remains the same and the large, glazed windows and a Juliet balcony on the front elevation would still appear out of keeping with the neighbouring properties. Furthermore, no windows of a similar ilk can be seen within the streetscape, and the fenestration to elevation ratio along Routes View has not been altered by the introduction of heavily glazed elements so it is considered that these design features along with the massing of the scheme and its visibility would, in combination, give rise to an incongruous development in this context. This assessment is identical to the previous officer report in this respect. There are concerns for the impact of the extension when viewed from Langstone Lane but also from Routes View. The two-storey extension in combination with the rear single storey extension will noticeably and significantly enlarge the dwelling and whilst single storey rear extensions can be seen on other properties nearby, an extension of this scale and design in this context will appear incongruous when viewed from the access road serving these dwellings.

8.4 As forementioned, the property forms the end dwelling in a row of 4no terraced dwellings with a strong uniform building line. The property has an attractive and generous front garden to Langstone Lane with the dwelling occupying an elevated position with wide reaching views. Its simplistic form is consistent with the wider terrace and adjacent terrace and together they have a pleasant amenity and setting. The width of the proposed extension would take the two-storey frontage of the property to 10.9m from an existing width of 6.6m, an increase that would elongate the appearance of the front elevation of the property and the row as a whole significantly. The House Extensions and Domestic Outbuildings SPG states that a two-storey side extension should be set back at least one metre from the front elevation of the original building, ensuring it is subordinate to the host building. Such a setback will reduce the visual impact of an extension, helping to maintain the character and appearance of both the original dwelling and the streetscape. No set back is proposed under this development. Similarly, the SPG states that an extension should be set down from the ridge of the host dwelling, but no such set down is proposed in this case. Consequently, the proposal significantly unbalances the rhythm of the front elevation of the terrace, adding a large and visible extension that has little regard to the design of the host property. Despite the improvements in design such as the removal of quoins and reduction in scale of French doors, the proposal has failed to address previous concerns over massing and remains of an unacceptable design and scale and will have a demonstrable adverse impact upon the appearance of the host dwelling and the street scene.

8.5 Policy H13 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) states that beyond settlement boundaries, proposals will only be permitted provided that the

volume of the extension is not more than 30% of the original dwelling. The proposed extension would exceed the 30% threshold, and it has already been concluded that its massing and design have an unacceptable impact on matters of acknowledged importance. Whilst large extensions can be justified in rural settings, in this case the proposal is not acceptable for reasons set out above.

8.6 Residential Amenity:

The House Extensions and Domestic Outbuildings SPG states that 'A house extension (or a domestic outbuilding) should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms and back gardens.' And sets out tests to help protect light in neighbouring habitable rooms. The 45-degree test is applicable where an extension from an existing building line affects a protected window. Applications that fail the 45-degree may be refused. The adjoining property (no.7) has protected windows at ground level on the rear elevation and. As such, the 45-degree test was conducted to assess the impact to the level of daylight reaching the window. The proposed extension at no.8 passes the 45-degree test in elevation view however fails the test in plan view. Although the extension failed one of the tests in this instance, regard has been given to the limited height of the single storey extension and the fall-back position of what can be achieved without the need for planning permission under the provision of the General Permitted Development Order (Wales). Importantly, the extension is located north of no. 7 and consequently is unlikely to give rise to demonstrable overshadowing effect. Being single storey, the extension will not appear overbearing and is set off the intervening boundary to further reduce impact.

8.7 There would be a 6.3m separation distance between the proposed two storey extension and the shared boundary with no.7 so it is not anticipated that the extension would appear unduly dominant in relation to the neighbouring amenity of no.7 Routes View. The single storey element of the proposed extension would be set in 800mm from the shared boundary with no.7. Owing to its limited height and set in from the boundary, it is unlikely that the single storey would appear unduly dominant in relation to the rear amenity space of no.7 Routes View. With regard to the above, it is considered that the proposed extension would not adversely affect neighbouring residential amenity by means of overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 Regarding the proposed fenestration, the House Extensions and Domestic Outbuildings SPG states that windows in an extension must be positioned carefully. Upper storey side windows, which look directly across to a neighbour's property or garden, should generally be avoided and preference will be for their omission. 1no upper storey side window is proposed however, given that the property forms the end of a terraced row, the window affords views toward the open field to the north and the window would not be harmful to privacy in this instance. Upper storey windows are also proposed on the front and rear elevations however it is considered that these would not demonstrably impact neighbouring amenity over and above what can already be achieved through the existing upper storey windows.

8.9 Highways Safety:

The proposal includes 1no additional bedroom, increasing the total number of bedrooms to 3no. At present the property has a lengthy driveway accessed off Langstone Lane and giving occupants the benefit of ample off-road parking. To comply with the Council's adopted Parking Standards, the property is required to provide 3no off-street car parking spaces. The Council's Highways Officer has noted that the proposals appear to remove any opportunity to turn around or pass other vehicles within the site and considers a maximum of two vehicles in line/tandem acceptable. A parking and cycle plan was provided which showed ample room exists on site to achieve a satisfactory alternative parking arrangement to meet SPG requirements, however no detailed plans were provided over the surfacing, however this could be secured by planning condition if the scheme is acceptable overall.

8.10 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 NLDP supports

this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No biodiversity plan has been provided although a plan was submitted with the previous application and appears to show scope for acceptable biodiversity enhancement achievement on site. The Council's Landscape Officer has noted that there are no objections in principle to the proposed development; however, it is recommended that additional native tree and shrub planting be included to mitigate the visual impact of the extension, particularly from nearby Public Rights of Way to the west, north, and east, in line with Policy SP5. This planting would also enhance the existing landscape character and promote biodiversity. A detailed planting plan specifying species, size, quantity, spacing, and maintenance should be submitted, ideally developed with input from a planting design professional. Additionally, the application lacks hard landscaping details for the existing driveway, and a plan should be provided outlining surface materials, reinforcement, and boundary treatments, with sustainable design approaches encouraged. However, this could be secured by planning condition if the scheme is acceptable overall.

- 8.11 The NCC Ecologist has not commented on the application, and it is noted that the proposals include enlargement of the roof. In locations such as this, there is increased likelihood of bats being present and the application is not accompanied by any preliminary bat survey. It is noted that the absence of this information did not form a reason for refusal previously and it would appear unreasonable to raise this as a concern now, particularly in the absence of any comments from the Ecologist. The house appears sound and risk is, on the face of it, limited. If the Authority were minded to give planning permission in this case, it would likely add a condition seeking additional information in this regard or, as a minimum, add an advisory to the applicant. A condition could reasonably ensure information to mitigate harm to protected species is provided.

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 design, scale and location, the proposed extension represents and unacceptable and incongruous development to the detriment of the appearance of the host property and the street scape of Routes View. This is not in accordance with Policy GP6 of Newport Local Development Plan 2011 – 2026 (Adopted January 2015) or the Councils adopted SPG on House Extensions.

11. DECISION

REFUSED

01 By reason of its location, scale and design, the proposed development will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the appearance of the host property and streetscene, by reason of its poor-quality design, prominent position in countryside and its large scale. The proposal is therefore not in accordance with Policies SP5, H13, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the House Extensions and Domestic Outbuildings Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Combined Plans (DN:02)
- Parking and Cycle Plan (DN:13)
- Proposed Site Plan (DN: 12)
- Existing Site Plan (DN: 11)
- Location Plan (DN: 10)
- 8 Routes View Llanwern Planning Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies- SP5, H13, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

03 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance was also relevant to the determination of this application.

04 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.