

Delegated Decision Report

Application No:	26/0014	Statutory Period Expires:	5th March 2026
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Site:	69 Dorset Crescent Newport NP19 4QF		
Proposal:	PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS		
Applicant:	R Dent		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two storey semi-detached property within the Liswerry ward. The surrounding area is characterised by residential semi-detached properties with off-road parking and private rear amenity spaces. The site is within a sustainable location with Spytty retail park situated to the South East. The site is defined within Flood Zone 3 as defined by NRW's Flood Map for Planning.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a proposed hipped roof two storey side extension on the North West side elevation, and a flat roof single storey rear extension with materials proposed to match the main dwellinghouse consisting of render and brick.

Side extension:

H: 6.6m

D: 4.2m (5m to the roof overhang)

W: 3.2m (3.6m to the roof overhang)

Rear Extension:

H: 2.9m

D: 4m (4.2m to the roof overhang)

W: 8.7m

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House extensions and domestic outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Ecology: No comments received.

6.2 Local Highways Authority: The proposal retains sufficient levels of parking and access to the rear. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15/01/2026.

7.1 6no. neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

8.2.1 Side extension

8.2.2 When assessing the side extension, The House Extensions and Domestic Outbuildings SPG states, within para 5.3.1 *Insensitively designed side extensions harm the townscape in two important ways. First, as well as distorting the front elevations of individual houses, they eliminate lines of symmetry in pairs of semi-detached houses and small terraces. Second, they fill spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create a visual rhythm of solids and voids. In so doing, they help to punctuate the built environment, preserving a sense of light and space at street level. Over time, development that fills these gaps may result in widespread terracing, to the detriment of public and private visual amenity. In general, therefore, the council recommends that a side extension be set in at least one metre from the side property boundary.* In considering the existing streetscene, it is evident that some dwellings have already been extended or altered, resulting in variations in design and a loss of symmetry within some semi-detached pairs. Consequently, the introduction of a side extension in this location would not appear incongruous, particularly given the presence of other two-storey side extensions nearby. While the SPG notes that infilling gaps can disrupt the visual rhythm of the street, the existing variety of forms and extensions means that such rhythm is not consistent along this section of the street. Furthermore, as No. 67 does not contain a two-storey side extension, a degree of openness would remain above the neighbouring single-storey garage, preserving some openness within the streetscene.

8.2.3 Whilst the side extension is only set away from the neighbouring boundary fence by approximately 0.5m at its closest point contrary to the SPG, the side extension is set back from the front elevation by approximately 3.6m and set down from the main ridge height by 1m appearing subordinate to the main dwellinghouse. As no.67 has an intervening single storey garage, the set away from the dwellinghouse at no.67 to the proposed side extension would be approximately 4.3m. This is deemed an acceptable distance from the dwelling.

8.2.4 The extension also contains a hipped roof to match that of the main dwellinghouse, and the materials are proposed to match that of the main dwelling which would create a coherent development within the streetscene and would be acceptable.

8.3 *Rear extension*

8.3.1 The rear extension is single storey in height which reduces its overall visual impact to the rear of the dwelling. Whilst the width does span the entire dwellinghouse, given the overall depth and height, it does not appear unacceptable in this location.

8.3.2 The rear extension is single storey in height and contains a flat roof. The House Extensions and Domestic Outbuildings SPG states that *Roof form is an important factor in achieving a visually acceptable extension. Buildings that mix pitched and flat roofs, for instance, will lack unity. In order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).* Whilst it is noted that the roof form differs from the main dwellinghouse, given its location to the rear and single storey height, it would be acceptable in this location. Materials are also proposed to match that of the main dwellinghouse, and this is acceptable.

8.4 **Residential Amenity**

- 8.4.1 The extension would accommodate a kitchen diner and utility room with a WC on the ground floor, and the first floor would be an additional bedroom. Each room benefits from windows/skylights and would hold an acceptable level of amenity to residents.
- 8.4.2 When assessing the potential impact on neighbouring properties, proposed extensions should not result in an overbearing effect, a loss of privacy, or a loss of light. In this case, the two-storey side extension is positioned closest to No. 67 Dorset Crescent. It is noted that the first-floor side-facing window at No. 67, which faces the application site, is obscure glazed. It can therefore be reasonably assumed that this window is not a habitable room, and any loss of light to this room would not cause a demonstrable impact to living conditions. Moreover, the proposed two-storey side extension does not project beyond the rear elevation of No. 67. As such, it would not result in a loss of light to the rear-facing windows of No. 67, nor would it create an overbearing impact on the neighbouring property's rear amenity space. With regard to privacy, no windows are proposed in the side elevation of the extension, and a condition will be imposed to ensure this is retained. While the first-floor rear window of the extension may allow views into the neighbouring garden, this relationship is considered typical of residential properties within the surrounding area.
- 8.4.3 When assessing the proposed rear extension, the potential impacts on Nos. 67 and 71 Dorset Crescent must be considered. Typically, single storey rear extensions, owing to their scale do not have overbearing impacts to neighbouring gardens. Moreover, permitted development parameters enable most dwellinghouses to build single storey rear extensions without the need for a planning application. In this case the height of the extension would fall within permitted development parameters but it is 0.25m deeper. The opportunities given by the Permitted Development Order to extend in a comparable way at the rear are a material consideration and given the size and location of this element of the proposal, it is considered the rear extension in this location is likely acceptable. Key tests set out in the adopted SPG are considered further below.
- 8.4.4 At No. 67, there appears to be an existing single-storey rear extension. The windows within the side elevation facing towards No. 69 are obscure glazed. In relation to potential loss of light to the rear-facing windows, the 45-degree light tests have been undertaken. Both the plan-view and elevation-view assessments were passed. Accordingly, the proposed rear extension is not considered to result in an unacceptable loss of light to the neighbouring window.
- 8.4.5 When assessing the loss of light to no.71, the closest ground floor opening is a patio door. The 45 degree light test were undertaken from this ground floor patio door. The elevation test was passed, however, the plan view test failed. Given that one of the light tests passed, this is deemed acceptable in accordance with Policy GP2 and the SPG.

8.5 **Movement**

- 8.5.1 The highways officer was consulted on the application and states that the proposal retains sufficient levels of parking and access to the rear. Therefore, there are no highways related objections to the development in accordance with Policy GP4.

8.6 **Biodiversity**

- 8.6.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the*

development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step wise approach (Paragraph 6.4.15) has been applied. A GI statement has not been included within the submission, however, given the scale of development, this is deemed acceptable in this instance.

- 8.6.2 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 enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, given the scale of development, this can be reasonably conditioned.

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 Overall, the proposed extensions would appear sympathetic to the main dwellinghouse and would not create an unacceptable impact to neighbouring amenity. A condition shall be imposed to inhibit any windows in the side elevation of the two-storey extension, and also a condition requiring a biodiversity scheme proportionate to the development. Therefore, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Sectional View; Proposed Floor Plans; Proposed Elevation Plans; Proposed Block Plans; Proposed Additional Views; Existing Floor Plans; Existing Elevation Plans; Existing Block Plans; Existing Additional Views; 11250 - Site Location 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 No window or door openings other than those shown on the approved plan shall be formed in the first floor North West side elevation of the two storey side extension hereby approved.

Reason: To protect the privacy of adjoining residents.

03 The external surfaces of the extensions hereby permitted shall only be of materials to match those used in the existing building.

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

04 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 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, 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.