

Delegated Decision Report

Application No:	25/0867	Statutory Period Expires:	19th December 2025
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Site:	18 Hampshire Avenue Newport South Wales NP19 4QA		
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION, TO INCLUDE WIDENING OF EXISTING DRIVEWAY		
Applicant:	V. Avanesians		
Type:	Full	Ward:	Lliswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 18 Hampshire Avenue is a detached bungalow style dwelling located in the Lliswerry ward. The property occupies a corner plot between the Hampshire Avenue and Dorset Crescent.

3. DESCRIPTION OF DEVELOPMENT

3.1 A garage conversion is proposed to convert the existing garage into a lounge and a utility room. The existing garage measures 2.9m in width, 5.8m in depth, 2.7m in height to the eaves and 3m in height to the top of the proposed flat roof. The existing garage is set in 2.5m from the shared boundary with (no.122 Dorset Crescent). It is proposed to enlarge the garage by 1.55m in width and 2.5m in depth. The resultant width of the rear extension would be 4.55m, the depth would be 8.3m and the eaves/maximum height would remain the same as the existing (2.7m and 3m) although the roof would be replaced with a near flat roof. The extension would be set in 1m from the shared boundary with no.122 Dorset Crescent and set back 8.8m from the highway. To accommodate the conversion/extension, the existing garage door would be removed, bricked up to a height of 1.1m and 1no double pane window would be installed. On the rear elevation (facing the rear garden) the existing double pane window would be removed and 1no door and 1no window would be installed. The extension would be finished in spa dash render to match the existing and all fenestration and rainwater good would be white UPVC to match the existing.

3.2 It is also proposed to widen the existing driveway, including the access from Dorset Crescent. The existing driveway measures 3.5m in width, 3.8m at the entrance and has 2no x 1m brick piers at either side. It is proposed to widen the driveway by 1m in width to make the resultant width 4.5m. At the entrance, the block piers would be removed, the access would be widened to 5.6m and the wall height along the southeastern side would be reduced to 600mm. The widened driveway would be block pavements to match the existing.

3.3 In terms of a biodiversity enhancement scheme, a bird box is proposed beneath the eaves on the eastern elevation.

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.

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 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 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance is relevant to this application.

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection: the proposals shorten the drive and remove the garage however they include a widening of the drive to retain two parking spaces in line with the SPG.

Access to the rear is maintained for cycle and bin storage.

The widening of the drive is to be achieved using pavements as per the existing and will necessitate widening of the footway crossing (dropped kerbs). The applicant must apply to the highway authority for this separately.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.10.2025.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representations have been 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. An adequate area of garden space would be retained, and the size and form of the extension are appropriate in the context of Hampshire Avenue. The proposed extension would be on the rear elevation which is typically classed as a less important elevation however in this case, due to the site occupying a corner plot and the orientation of the dwelling, the rear is highly visible from the public realm. Nevertheless, the extension is appropriately sited in the context of the dwelling.

8.2 As forementioned, the extension would be highly visible from the highway, particularly from Dorset Crescent. Currently there is a flat roof garage that extends from the rear elevation. The proposed extension would largely be built over the existing built footprint of the garage albeit, the width and depth would marginally be increased. Given the above, it is unlikely that the extension would cause a visual impact that goes materially beyond the existing.

8.3 The proposed external walls of the extension are to be spa dash render 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 Regarding the proposed driveway extension, it is considered that the width increase is minimal, and a sufficient area of the lawn would be retained. The block pavements would match the existing so would not appear out of keeping.

8.5 It is proposed to increase the width of the access. In doing so, the 2no brick piers signifying the entrance would be removed and the wall reduced to 600mm in height along the southeastern side of the access. While the removal of the brick piers is not preferable, their removal would have a minimal impact on the character of the dwelling and would not be harmful in this instance.

8.6 **Residential Amenity:**

The nearest neighbouring property to the development is no.122 Dorset Crescent which is approximately 1.5m away from the shared boundary with no.18 Hampshire Avenue. The extension would be set in 1m from the shared boundary and limited to a maximum height of 3m. There are no windows occupying the side elevation of no.122 Dorset Crescent. Given the above, it is not anticipated that the 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).

8.7 In terms of privacy, 1no double pane window is proposed on the front elevation and 1no window and 1no door are proposed on the rear elevation. The front elevation window would provide views towards the side garden of the dwelling and the highway, a view which can be achieved through existing front elevation windows. The rear door and 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).

8.8 **Highways Safety:**

The proposals shorten the drive to accommodate the extension and remove the garage however they include a widening of the drive to retain two parking spaces in line with the Parking Standards SPG. Access to the rear is maintained for cycle and bin storage via a 1m path along the side boundary. The widening of the drive is to be achieved using pavements as per the existing and will necessitate widening of the footway crossing (dropped kerbs). The applicant is advised that they must apply to the highway authority for this separately.

8.9 **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. As part of this development, a bird box is proposed above the eaves on the eastern elevation. This scheme is commensurate with the development and implementation will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 Hampshire Avenue. A condition will be added to ensure the biodiversity enhancement scheme is implemented. The proposal is in accordance with Policies GP2, GP5 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:

- KD2033 2 - Proposed Floor Plan and Elevations
- KD2032 1 - Existing Floor Plan and Elevations and Existing/Proposed Driveway
- Design 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 external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'KD2033 2 - Proposed Floor Plan and Elevations' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: KD2033 2 - Proposed Floor Plan and Elevations, KD2032 1 - Existing Floor Plan and Elevations and Existing/Proposed Driveway, Design Statement.

02 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.

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 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.