

Delegated Decision Report

Application No:	25/0410	Statutory Period Expires:	5th September 2025
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Site:	<i>Willow View 62 Marshfield Road Cardiff CF3 2UW</i>		
Proposal:	<i>SINGLE STOREY SIDE AND REAR EXTENSIONS , HIP TO GABLE ROOF EXTENSION, LOFT CONVERSION WITH REAR DORMER INCLUDING EXTERNAL ALTERATIONS AND RELATED CAR PARKING</i>		
Applicant:	<i>R S Shahbaz</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 24/0866 : TWO STOREY SIDE AND REAR EXTENSIONS WITH LOFT CONVERSION AND CAR PORT INCLUDING EXTERNAL ALTERATIONS AND RELATED CAR PARKING was refused previously on the following points:

01 The proposed development would harm the character and appearance of the site, surrounding area, Countryside and Wentlooge Levels Special Landscape Area due to the significant height, scale and massing of the resulting dwelling. The dwelling would have a poor design due to its resulting roof form, fenestration which would be out of keeping with the scale and design of neighbouring dwellings. The development would therefore be contrary to policies SP5 (Countryside), SP8 (Special Landscape Areas) and GP6 (Quality of Design) of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

02 The proposed development would harm the living conditions experienced at 3, 4 and 5 Acorn Place. The proposed side windows, whilst obscure glazed, would result in neighbouring occupiers suffering from a perceived loss of privacy. The significant height, scale and massing of the resulting dwelling and its proximity to the southern boundary would result in a dominant and overbearing form of development to the severe detriment of the living conditions of neighbouring dwellings creating a sense of confinement to neighbouring gardens. The development would therefore be contrary to policy GP2 (General Amenity) of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is situated within the Tredegar Park and Marshfield Ward and its land is sited adjacent to Marshfield Road. The site is designated within an archaeological sensitive area. The dwelling is accessed off Marshfield Road and there are 6 no. existing properties accessed off this road. Houses within the vicinity are either bungalows or 2no. storey dwellings. Surrounding the site there is a mix of open fields and residential areas. The dwelling is visible from Marshfield Road. The site is within close proximity to the Green Wedge, Green Belt, Special Landscape Area, Countryside and Environmental Space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is a resubmission following the refusal 24/0866. The application seeks a single storey infill lean to side extension, a single storey flat roof extension with 2no. roof lanterns to the rear, a hip to gable roof conversion with a loft conversion and rear box dormer, and a parking area proposed to the front elevation. The main dwellinghouse currently contains 4no.bedrooms and the proposed development proposed 4no.bedrooms within the main property however the proposal also includes the conversion of the existing outbuilding which would provide an additional 3no.bedrooms.

Side infill extension

H: 4m (highest point)

W: 2.4m

D: 4.1m

Rear single storey extension

H: 3.3m (4.1m to the top of the roof lantern)

W: 8.1m

D: 6m

Dormer

H: 2.2m

W: 7.4m

D: 2.3m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0866	TWO STOREY SIDE AND REAR EXTENSIONS WITH LOFT CONVERSION AND CAR PORT INCLUDING EXTERNAL ALTERATIONS AND RELATED CAR PARKING	R	06.02.2025
18/0768	OUTLINE APPLICATION FOR 1NO. DWELLING WITHIN THE GARDEN OF 62 MARSHFIELD ROAD (ALL MATTERS RESERVED)	GC subject to Section 106 agreement	15.02.2022
09/0536	DEMOLITION OF EXISTING HOUSE, STABLE BLOCK AND GARAGE AND CONSTRUCTION OF 2NO. 4 BEDROOM DETACHED DWELLINGS WITH DETACHED DOUBLE GARAGES AND ASSOCIATED PARKING	GC	27.08.2009
02/0569	ERECTION OF TWO STOREY EXTENSIONS TO SIDE AND REAR OF PROPERTY	GC	28.06.2002

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.

6.2.4- Green infrastructure plays a fundamental role in shaping places and our sense of well being, and is intrinsic to the quality of the spaces we live, work and play in. The planning system must maximise its contribution to the protection and provision of green infrastructure assets and networks as part of meeting society's wider social and economic objectives and the needs of local communities.

6.4.12- Planning authorities can ensure biodiversity enhancement is undertaken at each stage of the step wise approach below through attaching planning conditions and/or other obligations to a planning permission.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

CE6 Archaeology- Development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined.

Policy GP2 General Development Principles – 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 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – 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 General Development Principles – 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.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy SP5 Countryside- Development in the countryside 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 SP8 Special Landscape Areas- proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
 - Archaeology and Archaeologically Sensitive Areas SPG
 - The House Extensions and Domestic Outbuildings SPG
 - Waste Storage and Collection SPG
 - Sustainable Travel SPG

6. CONSULTATION RESPONSES

6.1 HENEB:

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA), although there are no known sites in the vicinity. Previous archaeological evaluation of the area, carried out in 2013, encountered no archaeologically significant remains despite the evidence for early settlement in the wider landscape. Furthermore the previous development of site is highly likely to have had an adverse effect on any potential remains that may be present. Overall it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.2 Local Highways Authority:
The proposals do not detail changes to the access. This does not currently provide sufficient visibility or have appropriate surfacing. This information is needed to avoid an objection on highway safety grounds. The internal layout provides adequate parking for two houses, but the applicant should make it clear if the conversion is ancillary. This impacts the parking and the required design standard for the access.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 07/07/2025, Site Notice was put up on 11/07/2025.

- 7.1 14 no. neighbours were consulted on the application. 7 neighbours commented on the application. The concerns raised have been summarised below.
- The access for the driveway is incorrect and should be opposite 62 Marshfield Road.
 - Reduced parking availability and increased traffic and noise.
 - Concerns over use as HMO.
 - The proposed dormer adds two windows that look directly into our property where none currently exists.
 - The proposal to allow bedrooms in the "Stable Building" as indicated as "Bedroom 3" adjoining our property once occupied, can result in increased noise levels and less privacy.
 - The corner of the "Stable building" as indicated as "Bedroom 3" is currently incorrect to the actual layout of the existing footprint of the building. This implies additional building works, footings etc, would be required that could impact our property, particularly, the existing adjoining garage and driveway.
 - Bulky dormer, poor design
 - Two large windows on the porch creating an oversized windows and busy façade. Concerns of overlooking.
 - The current house has a number of pipes exposed on the external wall facing our property, concerns were raised that further information is required pipes, vents, and service runs associated with the development will be concealed internally.
 - Concerns with boundary treatment between the host site and Acorn Place. Further information was requested to understand what this will be.
 - New path for a pavement on the private road
 - The existing fences are incorrectly positioned within the gardens of Acorn Place and the stable borders Acorn Place. Any development must acknowledge this and a fence should be constructed along this to denote ownership.
 - Concerned over further removal of hedging between Acorn Place and the host site and should be reinstated.
 - Overbearing scale and excessive number of bedrooms.
 - Concerns over windows in the stable overlooking Acorn Place.
 - The hipped roof will appear imposing to 61 Marshfield Road.

7.2 Marshfield Community Council: No comments received.

8. ASSESSMENT

This application is a resubmission following the refusal of application 24/0866. The design has been revised to address the previous reasons for refusal, which included concerns over the poor roof form, inappropriate fenestration out of keeping with the scale and character of neighbouring dwellings, its impact on the setting, and adverse effects on the living conditions at 3, 4, and 5 Acorn Place due to overlooking and overbearing impacts.

8.1 Principle of Development

8.1.1 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. Further considerations are discussed below.

8.2 Hip to gable roof alteration and rear dormer

8.2.1 *Design*

The proposed hip to gable roof alteration on the North East side elevation would facilitate additional living accommodation within a loft conversion. While the rear roof plane would be extended in width to enable the gable formation, the overall height of the roof would not prejudice neighbouring development nor result in an overbearing impact. The existing property already features a gabled front elevation. Therefore, the introduction of a gable on the rear elevation would not appear incongruous or out of character with the overall form of the dwelling. Paragraph 5.7.2 of the House Extensions and Domestic Outbuildings Supplementary Planning Guidance (SPG) states: "*A proposal that changes the form of a roof (e.g. pitched to mansard) should nevertheless be consistent with the scale and proportions of the existing building.*" In this context, the proposed hip to gable conversion is considered acceptable, as it aligns with the scale, proportions, and character of the existing dwelling.

8.2.2 In terms of the rear dormer, it is noted that the dormer is 7.4m in width, 2.2m in height and 2.3m in depth. The dormer is set up from the eaves by 0.55m and set down from the ridge by 0.3m. The dormer covers a large proportion of the roof plane and appears slightly bulky. The SPG states in 5.7.7, *A dormer that has a wide flat roof is unlikely to be acceptable. Additionally, a dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof.* It is considered that the dormer on the rear roof plane is set up from the eaves but does not meet the requirement of the set down. Whilst it falls short by 0.2m, the dormer is still set down and deemed appropriate in this setting. The dormer does cover a wide expanse of the roof plane, but it is set in by 0.55m from each end, and it is not visible from the streetscene, Marshfield Road, nor would it impact on the special landscape area. It is also set away from the nearest rear property, number 62b, by approximately 29m. Therefore, this is deemed acceptable in this instance.

8.2.3 *Residential amenity impact*

No new windows are proposed on the Northeast elevation to create overlooking opportunities, namely, to number 61 Marshfield Road. As forementioned the hip to gable alteration does not increase the height to the ridge with this alteration, and therefore, does not create a significant overbearing impact to the neighbouring property at no.61 which is situated around 12m away from the neighbouring dwelling, and separated by the access drive.

8.2.4 Furthermore, the windows in the rear dormer serve a bedroom. The SPG states, *In order to prevent overlooking or perceived overlooking and overbearing effects developments must have a suitable separation distances between new high-level protected windows and adjacent back gardens. In most cases, a back garden should extend at least 10.00 metres*

from the rear elevation of a house a new high-level window in order to protect the amenity of neighbouring gardens. The new high-level windows would be approximately 18m from these windows to the rear boundary fence, and set away from the nearest rear property, number 62b, by approximately 29m. Therefore, this is deemed acceptable.

8.3 Single storey rear extension

8.3.1 *Design*

In terms of the single storey rear extension, the SPG in paragraph 5.2.1 states, *wherever possible, extensions should be built on the rear or least important elevations of properties. The size and form of every extension should be appropriate to the main building and the space around it.* On assessment, the rear extension is single storey with 2no. roof lanterns situated on top. The rear extension is 3.3m in height and 6m in depth. The rear extension is 8m in width, the same width as the existing dwelling. The rear extension appears to be constructed in red brick and contains a flat roof. There are 2no. sets of patio doors on the rear elevation. The rear extension is large in depth; however, its single storey height is deemed subordinate. Therefore, the design of the rear extension would not adversely impact the host or surrounding site designations.

8.3.2 *Residential amenity*

In terms of the rear extension, the ground floor bifold doors would not create new overlooking opportunities as these doors overlook the private amenity space. The properties to the Southeast along Acorn Place are set down from the host site, however, given the single storey height of the extension and the set away from the boundary fence, this would not be overbearing. Therefore, this is acceptable.

8.4 Side extension

8.4.1 *Design*

In terms of the infill single storey lean to side extension, this proposes the front door on the front elevation. It is considered this extension would be flush to the front elevation of the property. The SPG states, 5.3.2 *At the time of writing, a side extension that constitutes permitted development may be flush with the front elevation of a house. In most cases, however, a side extension that requires planning permission owing to its height or width 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.* It is considered that the extension would constitute permitted development, and therefore, the set back is not required in this instance. The single storey height and overall width appears subordinate and therefore acceptable.

8.4.2 *Residential Amenity*

It is considered that the infill single storey side extension on the Southeast elevation proposes 2no. ground floor windows. Given these are at ground floor, these would not create significant overlooking opportunities to Acorn Place. Whilst part of the side extension would be visible from the properties at Acorn Place, the intervening boundary fence and set away also limits views and does not increase overlooking opportunities. Therefore, this is deemed acceptable.

8.5 Converted storeroom

- 8.5.1 In terms of the detached converted storeroom to bedrooms, this does not fall within the description of development. It appears that this is to be used as an ancillary annex given that the building would be reliant upon the main dwellinghouse for kitchen use etc. The change of use of the existing building to ancillary annex can be undertaken through permitted development rights. The applicant is not seeking planning permission for this aspect.
- 8.6 On assessment of the development as a whole, it is considered the massing of the proposal has been significantly reduced to that refused under 24/0866. The height of the dwelling is not set to increase above the existing ridge height and the rear and side extensions would be single storey in height. The fenestration proposed would appear slightly awkward on the dwelling, however this is an existing situation, and the dwelling already contains a number of different window sizes and styles. The proposed development would not significantly increase harm to the visual design. Therefore, reason 01 falls away.
- 8.7 In terms of the second reason for refusal under 24/0866, as forementioned, the massing and height of the property has significantly reduced and does not meet the boundary of Acorn Place. Whilst there are 2no. new windows on the ground floor facing toward Acorn Place, this has been discussed within the report and does not cause harm. Therefore, it is considered that reason 02 also falls away.

8.8 **Movement**

- 8.8.1 The host site appears to hold an entrance off Marshfield Road. The applicant proposed to pave the area to the front elevation of the dwelling to create a driveway with parking. The Highways officer holds no objections to the proposal subject to conditions. The access proposal does not include clear details and lacks information on visibility splays. The highways officer believes the entrance can be achievable subject to further information in line with the guidelines provided via condition. However, it is considered this access point has been existing for over four years and therefore, immune from enforcement action as is demonstrated below. Moreover, there is a lack of information on cycle or refuse storage, however, as the host site is large, there is ample space for this to be achieved.
- 8.8.2 Neighbours raised concerns over the access, stating that the original driveway was opposite no.61's driveway but has now been moved without planning permission to further up the road. It is noted from satellite imaging below that this was at least undertaken over 10 years ago. The driveway relocation may not have required planning permission however, this is likely to now be immune from any enforcement action and the current proposed plans retain the entrance of the driveway in the same location. However, it should be considered that the proposals construct over the existing parking to the side of the property to the South and replace this with parking to the front of the property.

Image from April 2011:



Image from July 2012:



8.9 Biodiversity

8.9.1 PPW12 states, 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.* It is considered that the scope of the development is of a small scale and a green infrastructure statement is not necessarily required in this instance, however, it is considered the applicant has provided mitigation measures and biodiversity enhancement schemes.

8.9.2 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. Three apple trees will be planted in the front garden. The applicant also addresses a number of biodiversity enhancements including bird and bat boxes. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.10 Archaeology

8.10.1 The site is defined within the an archaeological sensitive area. HENEB have been consulted on the application and states it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. However, if material is found, HENEB should be contacted.

8.11 Other Issues

- 8.11.1 Neighbour comments suggest there were concerns with overlooking from the converted storeroom to the properties on Acorn Place. It is considered no new windows are proposed on the elevation facing Acorn Place. Some of the windows are obscured by the intervening boundary fence, however, it is considered that this outbuilding does not require planning permission to be converted into ancillary living accommodation to the main dwellinghouse. Therefore, this is deemed acceptable, and this element of the objection has been given limited weight in the assessment of this application. Whilst neighbours have suggested that a fence should be constructed along this boundary to denote ownership, it is considered that there are boundary fences which run along the rear of Acorn Place. The neighbour suggests that Acorn Place's boundary fences have been placed in the incorrect position, however, this falls outside of the application site for this application and would not be controllable via this consent/conditions. Additionally, there is no requirement for an occupier to enclose their boundaries, and it is the view of the local planning authority that in this instance the attachment of such a condition would not meet the tests as outlined in Welsh Government Circular Ref: WGC 016/2014 the use of planning conditions in development management. The applicant has not increased the size of the storeroom and therefore, this is deemed acceptable.
- 8.11.2 Neighbours have also suggested that part of the hedge along the storeroom has been removed, and the rest of the hedge should be retained. The removal of the hedgerow in this location is not necessary to facilitate the development, accordingly this can be done without the need for planning consent and cannot be controlled via this application.
- 8.11.3 Many neighbours also raised concerns over the use changing into a HMO. The applicant is not seeking the change of use to a HMO, and if this were the case a subsequent planning application would be needed to secure the change of use.
- 8.11.4 Concerns have been raised by neighbours over the increased parking and traffic generated. It is considered that the plot is a large plot and whilst the access is off a private driveway, there is ample space on the property for cars. A neighbour also suggested that there should be a new path for a pavement on the private road. This is not considered to be necessary or proportionate to the scale/nature of the development as proposed.
- 8.11.5 Concerns were raised on overlooking from the proposed dormer windows. This has been assessed within the report above, given the separation distance to 62b, this is deemed acceptable. Concerns of overlooking were also raised regarding the two large windows on the single storey side extension to Acorn Place. Acorn Place is set down and the windows are at ground floor and would serve a porch. Therefore, it is considered these windows would not create harmful overlooking to residents of Acorn Place given the intervening boundary fence and the proposed use as a porch.
- 8.11.6 Concerns were raised on the overall bulky design of the development and the excessive number of bedrooms. It is considered the overall footprint of the dwelling is increasing; however, the design elements of each feature have been assessed within the report. There is ample space within the plot for the number of bedrooms proposed. Additionally, a concern was raised on the addition of the 2no. ground floor windows on the porch and this would create a busy façade. Whilst there are a number of different sized windows on

the property, the addition of these 2no.widnows would not increase the visual harm to the dwelling.

8.11.7 Concern was raised over the imposing impact of the gabled end roof to their property. This has been assessed within the report and has been deemed acceptable.

8.11.8 A neighbour raised concerns over the current house having a number of pipes exposed on the external wall facing their property, concerns were raised that further information is required to ensure pipes, vents, and service runs associated with the development will be concealed internally. Given the scale of the property, some service infrastructure will likely be exposed on the exterior of the building however, this is considered to be common place for residential developments and as the property is not listed nor within a conservation area no additional detail is requested by the LPA and it would be considered unjustified to request/condition such details.

8.11.9 A neighbour raised concerns that the proposal to allow bedrooms in the "Stable Building" as indicated as "Bedroom 3" adjoining 62b once occupied, can result in increased noise levels and less privacy. It is considered that any building for the purposes of residential accommodation should be fit with sound insulation in accordance with building regulations additionally it would not be expected that excess noise levels would arise from a residential use that would be unacceptably harmful to the living conditions of neighbouring occupiers. There are no new windows which would overlook the property, and therefore, deemed acceptable in this instance. Additionally, concerns were raised on the plans submitted for the outbuilding are incorrect and implies additional building works are proposed. This has since been revised by the applicant, and no building works are proposed to change the footings.

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, it is considered that the development proposed has overcome reasons for refusal under 24/0866. The design lacks refinement in some areas and appears awkward in parts, but it does not result in significant harm and is therefore deemed acceptable and would not detrimentally impact the special landscape area or countryside. Materials on the proposed design features will be conditioned to match that of the existing dwellinghouse. It also does not create detrimental harm to neighbouring properties by an unacceptable loss of light nor overbearing impact. The scheme provides a biodiversity enhancement scheme, and the plot is large enough to provide bike and bin storage. The access seems to have been existing since 2012, and therefore, this is now lawful.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Revised proposed site plan; Revised Proposed Plans; REVISED Existing Site Plan; REVISED EXISTING PLANS; Revised proposed elevations 2; proposed elevations-1; OS PLAN; EXISTING ELEVATIONS-2; EXISTING ELEVATIONS-1; BIO DIVERSITY STATEMENT 62 MARSHFIELD ROAD; DESIGN STATEMENT 62 MARSHFIELD ROAD

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 used in the existing building.

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

04 No work shall be commenced on the construction of the approved driveway until details of materials and finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials and maintained as such in perpetuity.

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

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE6, GP2, GP4, GP5, GP6, GP7, SP5, SP8 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.