

# Delegated Decision Report

<b>Application No:</b>	25/0890	<b>Statutory Period Expires:</b>	11th December 2025
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<b>Site:</b>	10 Japonica Close Newport NP20 6JQ		
<b>Proposal:</b>	CHANGE OF USE TO RESIDENTIAL, ERECTION OF FENCING AND OTHER ASSOCIATED WORKS (RETROSPECTIVE & PROPOSED) (RESUBMISSION OF 25/0450)		
<b>Applicant:</b>	S Magee		
<b>Type:</b>	Full	<b>Ward:</b>	Malpas
<b>Decision:</b>	REFUSED		

## 1. BACKGROUND

1.1 An application for the change of use to residential, erection of fencing and other associated works (retrospective) was refused in September 2025 under application ref.25/0450.

1.2 The previous application was refused for the following reasons:

*“01 By reason of its location, scale and poor design, the development has a significant adverse impact upon interests of acknowledged importance, namely the Pilton Vale Green Corridor environmental space, community amenity and wellbeing, existing landscape features, visual amenity and the appearance of the host property and streetscene. No information has been provided to mitigate these objections. This is contrary to Policies CE3, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).*

*02 The development will have a significant adverse impact upon interests of acknowledged importance, namely existing tree and landscape features and no Green Infrastructure Statement or ecological information has been submitted to mitigate this objection to the detriment of biodiversity and ecosystem resilience. This is contrary to Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales and Paragraph 7.2 of the Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance.”*

1.3 This application is a resubmission of ref.25/0450 although the application is now accompanied by a design and access statement and a green infrastructure statement.

## 2. SITE LOCATION AND CONTEXT

2.1 The property is a two-storey semi-detached dwelling located on Japonica Close in the Malpas Ward. Externally, the property is finished in red brick with brown cladding and UPVC windows.

2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. Surrounding the property is predominantly residential dwellings. There is a grassed area to the south of the dwelling, known as the Pilton Vale Green Corridor, as identified by Policy CE3 of the Newport Local Development Plan 2011 – 2026. This open space has wider community benefits and is accessible environmental space for the purposes of planning policy with recreational and wellbeing benefits for the wider public. The green space contributes very positively to a very pleasant wider amenity and legibility and it, along with existing woodland and landscape features are a key characteristic of this area.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 Retrospective planning permission is sought for the change of use of a parcel of land to residential garden area, the erection of 1.2m fencing and hard surfacing at land to the south of no.10 Japonica Close.

3.2 The width of the garden has been expanded by 3.7m for a depth of 15.2m to provide an

enlarged driveway. Prior to the extension of the garden, the existing driveway measured 3.6m in width, meaning that the total width of the drive has been increased to 7.3m. The garden extension projects south of the dwelling and is bound by 1.2m tall feather board fencing for a distance of 7.45m. The driveway is finished in dark grey tiles with a loose pebble border along the southern edge and a 1.2m brickwork pillar topped with a coping stone has been erected in the southwestern corner of the driveway to match the adjacent.

- 3.3. A laurel hedge has been planted in line with the enlarged boundary along the southern edge or a depth of 7.75m. The shrubbery connects to the feather board fencing along the rear boundary. The shrubbery encloses a grassed area forming part of the change of use area.
- 3.4 In terms of biodiversity enhancement measures, hawthorn hedging is proposed to run alongside the featherboard fence along the section of hardstanding, in addition to a bee hotel, 2.5 sqm of Lavender (to be planted within planting season) and a pond/stream between the laurel/hawthorn hedge and existing boundary fence.

#### 4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0450	CHANGE OF USE TO RESIDENTIAL, ERECTION OF FENCING AND OTHER ASSOCIATED WORKS (RETROSPECTIVE)	REFUSED	04.09.2025
09/0110	DEMOLITION OF EXISTING PORCH AND ERECTION OF NEW PITCHED ROOF PORCH	GRANTED WITH CONDITIONS	27.03.2009

#### 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 SP1 – Sustainability** states that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary. They will be assessed as to their potential contribution to: i) the efficient use of land; ii) the reuse of previously developed land and empty properties in preference to greenfield sites; iii) providing integrated transportation systems, as well as encouraging the co-location of housing and other uses, including employment, which together will minimise the overall need to travel, reduce car usage newport local development plan 2011 – 2026 january 2015 17 and encourage a modal shift to more sustainable modes of transport; iv) reducing energy

consumption, increasing energy efficiency and the use of low and zero carbon energy sources; v) the minimisation, re-use and recycling of waste; vi) minimising the risk of and from flood risk, sea level rise and the impact of climate change; vii) improving facilities, services and overall social and environmental equality of existing and future communities; viii) encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres; ix) conserving, enhancing and linking green infrastructure, protecting and enhancing the built and natural environment; x) conserving and ensuring the efficient use of resources such as water and minerals

**Policy SP9 – Conservation of the Natural, Built and Historic Environment** states that the Conservation of the Natural, Historic and Built Environment the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

**Policy CE3 – Environmental Spaces & Corridors** states that in and adjoining the urban and village areas, and in areas identified for comprehensive development, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as “environmental spaces and corridors”. Development in these spaces will be permitted only where: i) The existing or potential environmental qualities of the site will be improved or complemented; ii) There is no adverse impact on international, European, national, regional or local nature conservation interest; iii) There is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site. proposals to enhance or improve existing environmental space provision will be encouraged where practicable. Additional provision will be sought in areas where a deficit has been identified.

**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 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 TREES, WOODLANDS, HEDGEROWS AND DEVELOPMENT SITES SUPPLEMENTARY PLANNING GUIDANCE

### 6. CONSULTATION RESPONSES

#### 6.1 ECOLOGY OFFICER

No response received to date.

#### 6.2 LANDSCAPE OFFICER

No objections in principle however, we would have some suggestions as to the type of planting proposed. Laurel hedge is an affective screen but is, not native, vigorous in growth and can reach a substantial size, becoming over-dominant so its regular maintenance will be key. Hawthorn is acceptable however we would recommend that a mixed native hedgerow is proposed instead to maximise benefits for biodiversity, alongside and in between the fence and new stream (SuDS) feature. The submitted information (existing or proposed insufficiently indicates the planting location or specification of existing and proposed plants, nor demonstrates an acceptable scheme. Additionally, an increased variety of native marginal plants and perennials should be proposed alongside the water feature(s) as opposed to a token gesture of Lavendar (non-native) and Bugloss.

To satisfy the above comments the following information should be submitted for approval:

- An appropriate landscape/planting plan with details to include:

- o Species
- o Specification
- o Size
- o Spacing
- o Position

No details on any alterations to the existing or proposed driveway have been submitted.

To satisfy the above comments the following information should be submitted for approval:

- A hard landscape/materials plan with details to include
  - o Surfacing
  - o Edging
  - o Boundary treatment
  - o Construction detail

Sustainable/permeable materials and construction techniques would be encouraged. It is recommended that a suitably qualified landscape professional is commissioned to undertake the above requirements.

I would also refer this application to our ecology officer if it has not already been done so.

### 6.3 TREE TEAM

The development although minor is in close proximity to large mature trees to the rear (east). Evidence that the development will not adversely effect the health of the trees .i.e root severance for post holes etc, is required in the form of a watching brief by an Arboricultural consultant during the construction of the fence posts to prevent damage to the root structure of the mature trees in order to do so the holes should be dug by hand. Or sufficient evidence provided that the development is out of the RPA of the mature trees, this would be evidenced by a BS5837 compliant survey by an Arboricultural consultant.

### 6.4 ENVIRONMENTAL HEALTH

No response received to date.

### 6.5 HIGHWAYS OFFICER

Objection on Highways Safety grounds

The drive is too wide to be supported. At 7.3m width it is the equivalent of a major highway width. In order to use it lawfully it is necessary to widen the footway crossover (dropped kerbs) However we would not support anything wider than a double width crossing. The crossings prejudice pedestrians and those with disabilities so must be kept to a minimum width needed.

In addition, the drive has no pedestrian visibility splays. These should be provided as 2m by 2m at 600mm height for pedestrian safety.

For the avoidance of doubt, Highways would not object to a double drive with appropriate footway crossing. This could be achieved by adding a low wall or other obstacle on the frontage, reducing the entrance width and centralising it.

### 6.6 DWR CYMRU

This site is crossed by a public sewers with their approximate positions being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to drawing reference SD1131-04, it appears the proposed development would be situated outside the protection zone of the public sewers measured 3 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team ([PlanandProtect@dwrcymru.com](mailto:PlanandProtect@dwrcymru.com)) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

6.6 DRAINAGE MANAGER  
No response received to date.

6.7 SAB  
Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact the SAB team sab@newport.gov.uk for further discussions.

6.8 SENIOR SCIENTIFIC OFFICER  
No response received to date.

## 7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 24.10.2025.

7.1 NEIGHBOURS: 5no neighbours were consulted. No response received to date.

## 8. ASSESSMENT

8.1 Policy CE3 states that in urban and village areas, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as "environmental spaces and corridors". The grassed area to the south of 10 Japonica Close is identified as the Pilton Vale Green Corridor. Development in Environmental spaces is only permitted where:

- i) The existing or potential environmental qualities of the site will be improved or complemented;
- ii) There is no adverse impact on international, European, national, regional or local nature conservation interest;
- iii) There is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site.

Proposals to enhance or improve existing environmental space provision will be encouraged where practicable and additional provision will be sought in areas where a deficit has been identified. The proposal has resulted in the loss of 3.7m x 7.45m of the grassed area, for use as a hard surfaced private driveway. As such, it is considered that the proposal does not accord with criterion i and ii of Policy CE3. No replacement recreational/open space or amenity space has been proposed to account for the loss of green space nor can it be, and as such, the proposal does not accord with criterion iii. With regard to the above, the proposal is detrimental to the Pilton Vale Green Corridor and is therefore unacceptable, having regard to Policy CE3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The Council's Tree Officer previously raised objections to the proposal on the basis the site and wider open space has been publicly maintained and available for the wider public for many years. This is correct although it is understood that the land is within the applicant's ownership. Nonetheless, the criterion of Policy CE3 would still be applicable in this instance.

8.2 The application is accompanied by a Design and Access Statement which acknowledges that there is no way of avoiding the loss of community amenity and well being however argues that there is a less than 1% loss of useable space in the Pilton Vale Corridor. Notwithstanding this, Planning Policy Wales (Edition 12) states that planning authorities should protect open spaces which have significant amenity or recreational value to local communities from development. Formal and informal open green spaces should be protected from development, particularly in urban areas where they fulfil multiple purposes. As well as enhancing quality of life, they contribute to biodiversity, the conservation of the historic environment, nature and landscape, better air quality, the protection of groundwater and as places of tranquillity. Such open spaces also have a role in climate protection and in enabling the adaptation of urban areas to the impacts of climate change, for example by contributing to flood management and helping to reduce the effects of urban heat islands. Although the development does not result in a significant loss of open space, it would set a very undesirable precedent, one which could be replicated throughout the estate. This is

unacceptable and contrary to the aims and objectives of PPW12.

**8.3 Visual Amenity/ Character and Appearance;**

The driveway is finished in a dark grey tile with a loose pebble border along the southern edge and a 1.2m brickwork pillar, topped with a coping stone has been erected in the southwestern corner of the driveway. Prior to the extension of the garden, the existing driveway measured 3.6m in width. The extension has increased the total width of the drive to 7.3m. Japonica Close is typically characterised by landscaped front gardens with low front walls and single/in-line off road parking spaces to the side of the dwelling. The landscaped front gardens contribute to a pleasant street scene which at present, remains relatively unaltered by development. It is acknowledged that the former driveway, prior to the curtilage extension was more akin to the driveways along Japonica Close and was more in keeping with the pattern of development. The enlarged driveway has resulted in the introduction of a bland and sterile parking area adjacent to a pleasant grassed open space which is harmful to the visual amenity of the streetscene in the context of Japonica Close. It also appears as a distinct afterthought and incongruous, prominent encroachment in the wider open space. Behind the dog-legged fence line, a significant area has been demarcated with new shrub planted boundary which adds to the visual prominence of the development and appears to run very close to established tree features. No tree information has been provided. The shrubs provide a clearly defined boundary and there would be no control over the height of these in the long term. The change of use, bringing the land into a domestic garden use, would result in the land being more intensively used in association with no. 10 than the existing informal and open situation. The visible manifestations from the domestication of the land, including its use for planting and drainage features, would harmfully erode the informal openness of the green infrastructure. This significant encroachment into the environmental space and domestication of former public open space is of significant harm to wider amenity and sets a very undesirable precedent for further encroachment into the environmental space leading to its piecemeal erosion and associated impact on community wellbeing and amenity.

8.4 Following the previous refusal of application ref.25/0450, hawthorn hedging is now proposed along the side of the featherboard fence which encloses the driveway. The design and access statement identifies this addition as an increase of visual aesthetic. While it is agreed that the native hedging is an improvement over the previous submission, it, and the landscaping to the rear is all rather contrived, clearly an afterthought and unsympathetic in context. The amendment does not overcome the primary issues, and consideration remains that the development is visually detrimental to the open character and appearance of the area and reduces the extent of the public open space in an unacceptable way. PPW 12, paragraph 6.3.4 states that where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.

8.5 Planning Policy Wales, Edition 12 (PPW) states at paragraph 3.9 that “The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.” The overall character of the area is one of a strong pattern and grain of development. The buildings are set back from the road, generally behind small front gardens or parking areas, which provide a feeling of openness enhanced by the very pleasant area of environmental space which offers permeable and attractively landscaped open land of recreational and general amenity value. The development has introduced a bland and sterile parking area, occupied by vehicles on an area of open green space of wider amenity value and without justification. Off road parking has been created at the expense of on road parking so that the provision of off road parking is not a merit of the scheme that outweighs the objection in this case. As such, the proposed development is considered a visually prominent and incongruous feature that would detract from the character and appearance of the area, particularly when viewed from Japonica Close and Roman Way. Accordingly, it is considered that the proposal would be harmful to the character and appearance of the area. The proposal would therefore conflict with the Newport Local Development Plan (LDP) Policies GP2, GP6 and CE3 which, among other things, seek to ensure that all development is not detrimental to the character or appearance of the surrounding area.

8.6 The Green Infrastructure Statement indicates the installation of a pond, stream and

soakaway between the non-native laurel hedge and the featherboard fence. An illustrative image of stream/soakaway has been provided. While it is acknowledged that the stream/soakaway has been proposed as a means of biodiversity enhancement, it is contrived and would have a detrimental effect on visual amenity as it introduces incongruous development to the open green space. While the merit of biodiversity enhancement has been considered, this does not outweigh the identified harm to visual amenity and the development is contrary to Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2026).

**8.7 Residential Amenity:**

Due to the location of the curtilage extension and associated fencing, the development does not have an unacceptable overbearing impact or result in loss of light to any neighbouring property. However, the loss of publicly accessible open space has wider residential amenity and wellbeing implications and in this case the encroachment is unnecessary and harmfully erodes the environmental space which is of wider public benefit.

**8.8 Trees/Biodiversity:**

The Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance states that Woodlands are to be kept as an entity and will not be subdivided and apportioned within residents' gardens. There should be a woodland buffer i.e. a strip of land between the woodland and the curtilage of the development, which is clearly demarcated. Moreover, there is to be a minimum distance of 5m between any part of the canopy and any part of the garden. The extension of the garden would be within 5m of the edge of the canopy of the Council owned woodland which borders the site. Planning Policy Wales 12, paragraph 6.2.12 states that 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. 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. The application is accompanied by a green infrastructure statement which demonstrates how the stepwise approach has been implemented. In terms of avoidance, the GIS specifies that the scheme avoids any direct impact on existing high quality green infrastructure or biodiversity features and the tree on the boundary of the site, which sits on the public land, but has roots and overhangs on the site has remained unaffected. This application is retrospective in part and includes excavations associated with the construction of a drainage channel. In the absence of tree information, there is insufficient evidence to support the avoidance assertion. It is also unclear how pressure to reduce or fell the tree is avoided in future having regard to the impact of leaf fall on the effective operation of the drainage feature for example. In terms of minimisation, green infrastructure has been lost as the driveway to the front covered what was formerly grassland. The area to the rear of the existing plot is brambles and pioneer species of trees which have been left intact apart from 1m of bramble growth at low level. These bramble bushes have not been removed. Mitigation measures include the proposition of enhancement measures to mitigate any potential indirect disturbance and to ensure a large net gain. The biodiversity compensation and enhancement measures include the planting of hawthorn hedging alongside the featherboard fence along the section of hardstanding, in addition to a bee hotel, 2.5 sqm of Lavender (to be planted within planting season) and a pond/stream between the laurel/hawthorn hedge and existing boundary fence. Such works are welcomed in principle.

**8.9** Peripheral landscaping is a key feature in this area and contributes to the overall very pleasant amenity of the street scene and wider environs including the Pilton Vale Green Corridor. While the biodiversity enhancement measures set out in the GIS would ordinarily be welcomed (with the exception of the pond/stream due to reasons outlined in Para 8.6), the scheme does not overcome the previous primary issues identified in application ref.25/450. The drainage channel and non native species low shrubs that surround it are contrived features in themselves and not in keeping with the prevailing character and appearance of the area.

**8.10 Highways Safety:**

The development includes the widening of an existing driveway/access. As such Council's

Highways Officer has been consulted on the application. The Highways Officer has stated that the drive is too wide to be supported. At 7.3m in width, it is the equivalent of a major highway width. In order to use it lawfully it is necessary to widen the footway crossover (dropped kerbs) however the applicant is advised that Highways would not support anything wider than a double width crossing.

8.11 In addition, the Highways Officer has noted that the drive has no pedestrian visibility splays as it is bound by 1.2m fencing. Notwithstanding this, the previous driveway arrangement which provided off road tandem-style spaces was also bound by 1.2m fencing, meaning that the visibility splays have not been worsened as a result of the development.

8.12 In this instance, it is considered that there is no merit in facilitating the parking of a vehicle off the highway, as this does not increase parking supply at the property and by doing so, an on-road space is removed.

## **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 has resulted in the loss of 3.7m x 15.2m of a designated environmental space, for use as a hard surfaced parking and garden area without justification. The proposal does not accord with the criteria of Policy CE3 (Environmental Spaces and Corridors), to the detriment of the Pilton Vale Green Corridor and wider amenity. The enlarged driveway has resulted in the introduction of a bland and sterile parking area adjacent to a pleasant grassed open space which is harmful to the visual amenity of the streetscene in the context of Japonica Close, contrary to Policy GP2 (General Amenity) and GP6 (Quality of Design) and Planning Policy Wales 12. The extension of the garden would be within 5m of the edge of the canopy of the Council owned woodland which borders the site. No Tree Information has been submitted to mitigate this concern, contrary to Policy SP1 (Sustainability), SP9 (Conservation of the Natural, Built and Historic Environment and GP5 (Natural Environment) of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales and Paragraph 7.2 of the Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance. The proposal does not enhance parking supply as it removes equivalent on road parking. Therefore, any benefits arising from the provision of additional off-road parking do not outweigh the objections raised.

## **11. DECISION**

### **REFUSED**

01 By reason of its location, scale and poor design, the development has a significant adverse impact upon interests of acknowledged importance, namely the Pilton Vale Green Corridor environmental space, community amenity and wellbeing, existing landscape features, visual amenity and the character and appearance of the host property and streetscene. No information has been provided to mitigate these objections. This is contrary to Policies CE3, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

02 The development will have a significant adverse impact upon interests of acknowledged importance, namely existing tree and landscape features and no tree information has been submitted to mitigate this objection to the detriment of biodiversity and ecosystem resilience. This is contrary to Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales and Paragraph 7.2 of the Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance.

### *NOTE TO APPLICANT*

01 This decision relates to plan Nos: SD1131 01 Site Location Plan, SD1131 02 - Pre work Block Plan, SD1131 03 - Existing/Proposed Elevations, SD1131 04 - Proposed Block Plan, SD1131 05 - Surrounding Area Plan, SD1131 - Design and Access Statement, SD1131 - Green Infrastructure Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, CE3, GP2, 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.