

Delegated Decision Report

Application No:	25/0020	Statutory Period Expires:	7th March 2025
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Site:	7 Melbourne Way Newport NP20 3RE		
Proposal:	DEMOLITION OF EXISTING PORCH AND CONSTRUCTION OF NEW PORCH WITH LEVEL FLOOR, NEW STEPPED APPROACH AND HANDRAILS TO IMPROVE ACCESSIBILITY AND SAFETY		
Applicant:	M Nicholas		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 7 Melbourne Way is a two-storey detached property located in the Allt-yr-Yn ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The property currently contains a small, pitched roof at the front of the property that to be replaced with a larger pitched roof. The porch would measure a depth of 32.78, a width of 56.32, an eaves height of 71.9cm and a ridge height of 80.3cm. A new set of steps are proposed providing access up to the porch with a handrail.

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 GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16.01.2025.

7.1 NEIGHBOURS: No comments.

7.2 COUNCILLORS: No comments.

7.3 COMMUNITY COUNCIL: No comments.

8. ASSESSMENT

8.1 Principle of Development

It is proposed to demolish the existing front porch and construct a new porch with the level floor along with a new stepped approach and new galvanised steel handrails to improve accessibility and safety.

8.2 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. Front porches are a common feature along Melbourne Way, and process of a similar scale and design can be found at neighbouring properties. The materials of the proposed porch will be the same as the existing materials of the porch. The roof will have concrete plain tiles, the walls will be facing brickwork plinth and dry dash render, and there will be white PVCu windows, doors, facias and soffits. The materials would match the existing elevations of the host dwelling.

8.3 In terms of fenestration, care should be taken to ensure that its proportions and positioning reflect the style and character of a dwelling, and that it does not look unduly prominent. There is a diverse mix of fenestration detailing along Melbourne Way and so the proposed door would not appear incongruous. Overall, it is considered that the extension would not result in a harmful impact upon visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

8.4 Residential Amenity:

With regard to residential amenity, the single storey porch would be located approximately 7m from the boundary shared with the neighbouring property, 5 Melbourne Way. There is

one proposed window on the south west elevation, however as 5 Melbourne Way have a garage located on their south east elevation, the window would have not have an impact on residential amenity by reason of loss of light, privacy or perceived space. It is therefore considered that owing to its scale and location, the porch would not result in a harmful impact on residential amenity.

8.5 **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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

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 proposed development would be compliant with aims of Policy GP2 and GP6 and is therefore acceptable.

11. DECISION

GRANTED WITH CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents <2403 P02- Existing Site Plan, 2403 P03- Existing Floor Plans, 2403 P04- Existing First Floor Plans, 2403 P06- Existing Side Elevation (South West), 2403 P01- Site Location Plan, 2403 P10- Proposed Ground Floor Plan, 2403 P12- Proposed Front Elevation (South East), 2403 P14- Proposed Rear Elevation (North West), 2403 P05- Existing Front Elevation (South East), 2403 P07- Existing Rear Elevation (North West), 2403 P08- Existing Side Elevation (North East), 2403 P09- Proposed Site Plan, 2403 P11- Proposed First Floor 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 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. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with 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 and 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.