

Delegated Decision Report

Application No:	25/0982	Statutory Period Expires:	6th February 2026
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Site:	21 Clyffard Crescent Newport NP20 4GF		
Proposal:	PROPOSED CONSTRUCTION OF A SELF CONTAINED FLAT WITH ON SITE PARKING, REFUSE AND CYCLE STORAGE FACILITIES		
Applicant:	M Cleary		
Type:	Full	Ward:	Stow Hill
Decision:	REFUSED		

1. BACKGROUND

1.1 The previous application 25/0204 which proposed 2no. residential units was refused for three reasons relating to overdevelopment, absence of a signed Section 106 agreement and adverse impact upon the character and appearance of the area.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within an established residential area forming part of a pair of semi-detached properties. The two storey property has a full height bay window to the principal elevation with a small front garden. A boundary wall envelope the site and features a vehicle access to the rear yard area which has signs of use as off street parking. The road along the eastern boundary is a no through road. The application site only relates to the rear yard/parking area of 21 Clyffard Crescent.

3. DESCRIPTION OF DEVELOPMENT

3.1 Erection of a two storey property featuring ground floor garages for 2no. vehicles and upper floor residential accommodation forming a two bedroom apartment.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0204	PROPOSED CONSTRUCTION OF 2 SELF CONTAINED FLATS WITH ON SITE REFUSE AND CYCLE STORAGE FACILITIES	Refused	27.06.2025

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

5.3 Technical Advice Note 12 – Design

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP10 – House Building Requirement

- SP13 – Planning Obligations
- GP2 – General Amenity
- GP4 -Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- H2 – Housing Standards
- H4 – Affordable Housing
- H6 – Sub-division of Curtilages, Infill and Backland Development
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.5 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

6.2 Landscape Architect: The site is rear plot development of a traditional semi-detached property.

There are no landscape policy restrictions.

This is a residential area of semi-detached houses with gardens (some converted into flats) and rows of terraced houses close by to the east.

The proposal is for one flat with parking on a very tight site which results in:

- ♣ No outside amenity space.
- ♣ The proposal would be overlooked by a number of properties and in my view would create an overbearing building mass onto the street view with no scope for mitigation.
- ♣ No planting is offered to meet LDP GP5 vi “the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks” and there is no scope for planting.

Overall the proposal in my view would be overdevelopment of the site with no scope for mitigation

6.3 Drainage: No response.

6.4 Planning Contributions Manager: Planning contributions required.

6.5 Environmental Health Officer: No response.

6.6 Senior Scientific Officer: No response.

6.7 SAB Officer: 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 visit for further information, or contact the SAB team sab@newport.gov.uk for further discussions.

6.8 Waste Manager: Thank you for asking for our comments We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collection being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

6.9 Highways Officer: Objection on parking policy and highway safety grounds.

Highway Comments: The unit as presented is not acceptable, due to the lack of drives to service the garages and the lack of pedestrian visibility because of the walls. Garages must have an associated drive that allows vehicles to safely exit highway unhindered by doors in the interest of the safety and progress of other highway users. In addition, the site appears to be the parking area for the existing dwellings. As such this represents a loss of parking and is contrary to parking policy.

6.10 Natural Resources Wales: Thank you for consulting Natural Resources Wales on the above application.

We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, *Development Planning Advisory Service: Consultation Topics* (September 2018): <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>. We therefore do not have any comment to make on the proposed development.

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

We trust that the above comments are of assistance however, should you have any queries, please do not hesitate to contact me.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 24th November 2025.

7.1 NEIGHBOURS: No responses received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary therefore the principle of development is acceptable subject to material planning considerations.

8.2 Impact on Drainage

8.2.1 The proposal lies within the 3m buffer zone of the existing sewer. The sewer line runs through the centre of the highway. The proposed development would likely connect into this system, however the built elements of the scheme lie within the red edge plan. The sewer will remain fully accessible at all times as its location shall remain within the centre of the existing highway. Therefore, the proposal accords with Policy SP4.

8.2.2 The consultation response from the SAB Officer is noted, however as confirmed on the application form, the site exceeds 100sqm and would therefore be liable to provide a SuDS scheme to ensure the site is suitably drained. This aspect is controlled by the Flood and Water Management Act 2010, should the scheme be permitted, separate consent would be required through that consenting regime.

8.3 **Impact on Highways and Parking**

- 8.3.1 The proposed development seeks to utilise an existing area of car parking serving 21 Clyffard Crescent. The planning history shows that the previously consented scheme 90/0920 allowed for the existing property to be subdivided to form 2no. residential units with car parking to the rear. The consent contained a condition limiting the use of the rear yard to be used as car parking serving the residential units. A search of the address points confirms that two addresses are allocated to the existing building; 21 and 21A Clyffard Crescent.
- 8.3.2 The Highways Officer objects to the scheme on parking policy and highway safety grounds. The objection relates to the absence of drives serving the garages resulting in an adverse impact on highway safety as very limited visibility would be afforded to those accessing and egressing the garages. Furthermore, the siting of the garages does not afford suitable pedestrian visibility due to the garage walls.
- 8.3.3 While the proposal would achieve the required amount of off street parking spaces to serve the new development, this is at the cost of the loss of existing off street parking associated with the existing residential units. Although on street parking is controlled by parking permits, the on street parking is already heavily oversubscribed. Therefore, the loss of the existing parking and the demand for parking created by the proposed development is likely to lead to additional on street parking pressures which in turn lead to adverse effects on the safe and efficient use of the highway network contrary to Policy GP4 and T4. Furthermore, due to the acute angle of the side elevation, this results in the southern parking space not meeting the minimum space standard of 2.4m x 4.8m as the length would overlap the position of the side elevation wall.
- 8.3.4 The cycle storage area is located at the rear of the garage areas which is considered suitable to serve the needs of occupants.
- 8.3.5 Despite providing sufficient bicycle storage and parking to serve the proposed unit, this does not outweigh the harm caused by the development on highway safety and the loss of existing off street parking in a heavily oversubscribed area.

8.4 **Subdivision of Existing Curtilage and Amenity**

- 8.4.1 The supporting information and application confirm that the area forms part of the curtilage of 21 and 21A Clyffard Crescent. Therefore, Policy H6 applies to the scheme. Generally, this policy is permissive, however any scheme should not represent as an overdevelopment of the site.
- 8.4.2 The proposal is set off the common boundaries at distances varying from 1.2m – 1.5m. The filling of the plot results in no useable private amenity space being afforded to any future occupants, nor does the floorplan layout include any recessed balconies to provide any form of other private amenity space. The New Dwellings SPG set out that a new mews type dwelling should provide 1sqm of private/communal amenity space for every square metre of the units footprint. The building footprint measures approximately 58sqm. The amenity space afforded to the proposed unit measures 40sqm representing a shortfall in the space standards. Furthermore, given the height and proximity of the dwelling to common boundaries, these spaces will be overshadowed and resulting in an overbearing appearance rendering this spaces unusable as a viable form of outside space. Therefore, the amenity space afforded to future occupiers would result in a detrimental impact upon their amenity contrary to Policy GP2.
- 8.4.3 The overall height, scale, massing and proximity to the edge of the footway all contribute toward the overbearing nature of the scheme which results in an incongruous and contrived appearance to the detriment of the character of the area and residential amenity.
- 8.4.4 The submitted elevation drawings show the private amenity space of 22 Clyffard Crescent having a higher ground level than that of the yard area of 21 Clyffard Crescent. Despite the changes in ground levels, it is considered that the proximity of the two storey dwelling being within approximately 1.2 of the common boundary would have an overbearing impact on the amenity of the occupants of 22 Clyffard Crescent.

8.4.5 The proposed floor plan shows the residential unit would have gross internal floorspace of approximately 47sqm (excluding the garage areas at ground level). The internal space standards as shown within the New Dwellings SPG sets out that the minimum desired gross internal floorspace for a new walk up two bedroom unit is 65sqm. The proposed floorplan shows an 18sqm deficit, as such it is considered that the scale of the unit would not afford future occupiers adequate amounts of floorspace resulting in demonstrable harm on their living conditions contrary to Policy GP2.

8.4.6 The proposed scheme would result in demonstrable harm toward the amenity of existing neighbouring properties and any future occupant; the design represents as an overdevelopment of the site and is therefore contrary to Policies GP2, GP6 and H6.

8.5 Impact on Character and Appearance

8.5.1 The scheme seeks to introduce a contemporary version of typically period features, notably through the feature gable. Given the physical constraints of the site, it is considered that the building is over scaled. Painted render is proposed for the external walls; it is considered that the lack of architectural features and the scale of the building provides very little visual interest and adversely contributes toward the bulk and massing of the building. It is considered the proposal does not positively contribute toward place making and is generally a poorly designed scheme that would harm the wider character and appearance of the area contrary to Policy GP6.

8.6 Impact on Biodiversity

8.6.1 The proposal is supported by a proportionate green infrastructure statement which includes the provision of bird boxes and bee bricks. No objection has been received from the Councils Ecologist. It is considered the proposal accords with Policy GP5.

8.7 Waste

8.7.1 The Waste Officer has raised no objection to the amount or location of waste and recycling storage which is located at the rear of the integrated garage. It is considered the proposal accords with Policy W3.

8.8 Section 106 Planning Obligation matters

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.)

and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the

sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration and Economic Development.	To provide a contribution toward off site affordable housing.	A commuted sum of £1,218 toward off site affordable housing.	Not agreed.	No.

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 proposal would result in harm on the amenity of future occupiers and existing residential properties, and it is not supported by any sufficient information to justify the removal of existing parking and inadequate parking to serve the proposed dwellings along with an adverse impact upon the safe use of the highway. Furthermore, the proposal is over scaled and poorly designed resulting in an adverse impact on the wider character. As such, the application is hereby refused.

11. DECISION

Refuse, for the following reason(s):

01 The proposal represents an overdevelopment of the site which is demonstrated through two main ways:

1. Impact on neighbouring occupiers including the host property (loss of amenity space / car parking that currently serves the host property which is a substantial residential property) and overbearing impact, particularly on the host property which would be left with a very short garden and a high building in close proximity to rear windows).
2. Poor level of amenity for future occupiers due to a lack of a meaningful external amenity space to serve the proposed residential unit and substandard floor area in relation to the New Dwellings Supplementary Planning Guidance and the Welsh Development Quality Requirements 2021, and lack of adequate parking provision for the proposed unit with no justification for the deficit.

Therefore, the proposal is contrary to the New Dwellings Supplementary Planning Guidance Document (Adopted January 2020) Policy H6, GP2, GP4 and T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

03 The development would have a significant adverse impact upon the character and appearance of the area through the introduction of an over scaled building with very little architectural detail resulting in excessive bulk and massing contrary to the placemaking objectives of Planning Policy Wales (Ed.12) and Policy GP6 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Proposed & Existing Site Plan (Drawing ref: AL(00)04 Rev B)
- Green Infrastructure Statement (Received: 17.11.2025)
- Location Plan (Drawing ref: AL(90)01)
- Proposed Elevations (Drawing ref: AL(00)02 Rev C)
- Proposed Plans (Drawing ref: AL(00)01 Rev C)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP10, SP13, GP2, GP4, GP5, GP6, H2, H4, H6, T4 and W3 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.