

# Delegated Decision Report

<b>Application No:</b>	25/0136	<b>Statutory Period Expires:</b>	1 <sup>st</sup> July 2025
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<b>Site:</b>	<i>Serempore Newport Road Cardiff CF3 2UR</i>		
<b>Proposal:</b>	<i>CONVERSION OF EXISTING DWELLING INTO TWO SEPARATE DWELLINGS WITH INTERNAL ALTERATIONS ONLY</i>		
<b>Applicant:</b>	<i>S Wickham</i>		
<b>Type:</b>	Full	<b>Ward:</b>	Tredegar Park And Marshfield
<b>Decision:</b>	REFUSED		

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The site is located within the settlement of Castleton and is accessed from a slip road off the A48 near the petrol filling station. The single width vehicle access is a shared driveway leading to a several residential properties. The existing dwelling is a bungalow with the principle elevation on the east side.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal involves the alteration of the internal layout to create an additional 2no. bedroom dwelling, formalisation of parking area, with cycle storage and waste and recycling storage area.

## 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 4 – Supporting Rural Communities

Policy 7- Delivering Affordable Homes

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 13 – Supporting Digital Communications

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP13 – Planning Obligations
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- H4 – Affordable Housing
- H6 – Sub-division of Curtilages, Infill and Backland Development

- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

#### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards
- Trees, Woodland, Hedgerows and Development Sites

### 6. CONSULTATION RESPONSES

6.1 Planning Contributions Manager: Planning contributions required.

6.2 Tree Officer: There are no objections to this application . however , there are TPO'd trees Gwent 104 A18 on the rear boundary . These trees should be protected by means of an exclusion area so that the trees and their rooting area are protected during the construction work eg from storage of materials .

Conditions as follows:-

**A pre-commencement site** meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council .

#### **Tree Protection Plan**

CO08

() No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) has been submitted implemented by of means the security fence

The development shall then be carried out in accordance with the approved Tree Protection Plan

Reason: To protect important landscape features within the site.

#### **Root Protection Barrier**

CO09

() No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in adherence to the approved Tree Protection Plan

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.

Erect all weather notices on Heras fencing, 1 per 10 panels, stating ' CONSTRUCTION EXCUSION ZONE NO ACCESS'

The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

## **Arboriculturalist**

CO11

() No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Pre construction site meeting
- (b) Signing off the tree root protection barrier

e)The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

6.3 Environmental Health Officer: No response.

6.4 Newport Access Group: No response.

6.5 Highways Officer: Objection Maintained.

Highway Comments:

Having reviewed the agent's response and additional plan, it appears that the parking will obstruct neighbours and servicing, so the matter is no clearer. The key objection however is to any intensification of the access use. This is the subject of complaints and not suitable for the existing level of activity, so no additional activity can be supported. It is from an A road, is too narrow and has no visibility so is not considered acceptable and there is no scope for improvement

6.6 Dwr Cymru/Welsh Water: **Asset Protection**

In addition, this site is crossed by a public sewer with their approximate position(s) being marked on the attached statutory public sewer/watermain 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. It appears the proposed development would be situated outside the protection zone of the public sewer 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, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

### **Condition**

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

### **Advisory Notes**

*The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"-7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)*

*The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.*

*In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.*

## **7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on the 18<sup>th</sup> March 2025.

### **7.1 NEIGHBOURS: 3no. objections (summarised):**

- Poor vehicle access.
- Sewer capacity
- Inadequate water supply
- Reduction in privacy
- Manoeuvrability for vehicles in cul-de-sac
- Power connections

7.2 Councillor Howells: No response.

7.3 Councillor Screen: No comment.

7.4 Marshfield Community Council: Objection:

Concerns over access especially with an additional 2 dwellings adding potential further traffic to an already busy private lane which pulls out onto an extremely busy main road.

### **1. Obstruction of Lane**

The lane in question is narrow and currently prone to obstruction. Further residential intensification will only heighten this problem, potentially restricting emergency service access and causing disruption to neighbouring residents.

### **2. Unauthorised Use**

Several residents have reported that the property in question is being used as short-term holiday accommodation (Airbnb) and/or student housing—uses which are not in line with the existing planning permission. This raises serious concerns

about the intentions for the property and the appropriateness of any further conversions.

### 3. **Commercial Association – SWPC**

It has come to the Council's attention that a consultancy firm, SWPC, is registered at the address in question. This raises significant concern that the property is being used or intended to be used for investment purposes as a House in Multiple Occupation (HMO), rather than as a genuine family dwelling. This contradicts the residential character of the area and further suggests that the planning application may not reflect the true intended use of the property.

### 4. **Anti-Social Behaviour**

There have been multiple reports from neighbours regarding anti-social behaviour associated with the property. Adding an additional dwelling is likely to intensify this problem and further disrupt the quiet enjoyment of neighbouring homes.

### 5. **Water and Sewerage Infrastructure**

Local residents have raised concerns about insufficient water pressure and the strain on existing sewerage infrastructure. Any intensification of use will likely worsen these issues, particularly if services were not originally designed to accommodate increased occupancy.

## 8. **ASSESSMENT**

### 8.1 **Main Issues:**

8.1.1 The main issues with the scheme relate to the existing access and parking arrangements. Other material considerations will follow in the assessment.

### 8.2 **Impact on Highway Safety and Parking**

8.2.1 The proposal has received objection from the Highways Officer regarding intensification of the use of the existing driveway. The Highways Officer comments regarding complaints relate to the complaints outlined within the Community Councils objection. The existing property and neighbouring properties are served by an existing substandard vehicular access in terms of its very narrow width and poor visibility at the junction with the layby/A48. There are no passing places along the drive and so the access does not safely cater for two-way traffic, resulting in a risk of conflict between vehicles entering and exiting the private drive. This is likely to result in reversing movements into the layby which serves several residential properties and the adjacent petrol filling station, which could in turn impact upon the safe flow of traffic along the A48, which happens to be a very busy and fast-moving primary route, all to the detriment of highway safety. The proposed change of use would result in an intensification in the use of the private drive, which would exacerbate the highway danger resulting from the access arrangement. No evidence has been submitted to show that there is any opportunity for the proposal to mitigate these concerns or improve the safety of the access.

8.2.2 Therefore, the proposal is considered to represent significant harm on the safe and efficient use of the highway network through the intensification of vehicle movements and lack of opportunity to alter the access to address those issues. The proposal is contrary to Policy GP4.

8.2.3 The amount and size of the parking spaces accords with the Parking Standards SPG, and the bicycle storage is considered acceptable in terms of provision. However, the tandem arrangement of the parking spaces is considered to result in vehicles having to perform convoluted manoeuvres to simply navigate out of the spaces. Therefore, the parking arrangement is considered to be generally unacceptable.

8.2.4 It is also noted that the bin store located near to the eastern boundary is near the existing access of Pentire; the proposed site layout does not include sufficient details to confirm whether the bin store location would impact these accesses. The intensification of the use highlights issues with the layout and safe highway access, therefore, the proposal is considered to represent as an overdevelopment of the site contrary to Policy H6.

### 8.3 **Impact on Amenity**

- 8.3.1 The proposal does not include any form of extension to the existing building, therefore, the levels of daylight, sunlight and any existing overshadowing experienced by neighbouring properties would not be altered. Furthermore, no additional windows or doors are proposed; it is noted that a third party has raised concern that the proposal would reduce privacy, however as no additional windows or doors are proposed, it is considered there would be no change with regard to levels of privacy.
- 8.3.2 The New Dwellings SPG does not contain minimum floorspace standards for a semi-detached dwelling, however the proposal does exceed the Welsh Development Quality Requirements 2021 standards for a two bedroom bungalow. The size of the outdoor amenity space afforded to each property is acceptable.

### 8.4 **Impact on Biodiversity and Trees**

- 8.4.1 The proposal is required to achieve a biodiversity net gain in accordance with Planning Policy Wales (Ed.12). The submitted green infrastructure statement is generic, does not include any information showing that the step-wise approach has been followed and states that the proposal does not have to provide any biodiversity net gain. Furthermore, within the report examples of types of biodiversity enhancements, but the type and amount of enhancements to be incorporated into the site are not mentioned.
- 8.4.2 Section 6.4.12 of Planning Policy Wales (Ed.12) sets out that '*Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.*'
- 8.4.3 A group Tree Preservation Order GWT/104 is located at the rear of the site. The Tree Officers comments and recommended conditions are noted and minor works are proposed at the rear to provide a closed boarded timber fence with access gate into Plot B. The submitted plans do not include any information on the location of the existing trees or their root protection area(s). It is acknowledged that the impact of the installation of several fence posts on the protected trees is limited and would unlikely impact their long term retention, and the Tree Officer has raised no concerns on this issue. Therefore, should all other matters be acceptable, it is considered that a watching brief and condition to ensure materials are not stored in the root protection zones would be proportionate to the development.

### 8.5 **Impact on Character and Appearance**

- 8.5.1 The proposal seeks minor alterations to existing fenestration and removal of an existing patio in order to facilitate the development. It is considered that the proposal would have a negligible impact on the wider character of the area and accords with the aims of Policy GP6.

### 8.6 **Waste and Recycling**

- 8.6.1 The proposal includes an external waste and recycling storage area which accords with the aims of Policy W3.

### 8.7 **Impact on Water Resources and Sewerage Systems**

- 8.7.1 The comments from the Community Council are noted, however the consultation response from Dwr Cymru/Welsh Water has raised no concerns regarding potable water or the capacity of the sewerage network to cope with additional demands.

### 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.

<b>Service Area that requires planning obligation</b>	<b>Purpose of planning obligation</b>	<b>Planning obligation initially sought by Planning Authority</b>	<b>Summary Heads of Terms agreed by applicant(s)</b>	<b>Viability Issues?</b>
Regeneration, Investment and Housing	To provide a contribution toward off site affordable housing.	A sum of £3,212 toward off site affordable housing.	Agreed.	No.

## HEADS OF TERMS AGREED BY APPLICANT

### **1. Introduction**

*Based upon a net gain of 1 x 4 bed house, the following S106 planning obligations are required to mitigate the impact of the development.*

### **2. Affordable Housing**

*Commuted sum payments for affordable housing will normally be sought on developments of 1 to 2 dwellings anywhere in Newport. The site lies within the Housing Target Area of Rural Newport. Rural Newport requires the delivery of 40% affordable housing on new development. The equivalent commuted sum generated is £3,212*

*This sum will be paid prior to occupation and index linked to the RPI*

### **3. Fees**

#### **Administration Fee**

*The Council charges an Administration Fee of £200 for progressing and subsequent monitoring of the S106 planning agreement*

*Fee to be paid upon signing of the legal agreement*

## **Legal Fee**

*Planning Obligations can be contained in Unilateral Undertakings or s.106 Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas s.106 Agreements are usually drafted by the Council's in-house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the s.106 Agreement with prior agreement). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing the s.106 Agreement and Unilateral Undertakings, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed. There is a minimum contribution to legal costs of £700, although more time-consuming and complex documents would require an increased contribution to legal costs.*

*Please Note:*

*Planning Obligations can be contained in Unilateral Undertakings or Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas Agreements are usually drafted by the Council's in house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the Agreement if preferred). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing any Deed of Obligation, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed.*

*You are required to agree to these Heads of Terms in writing. In doing so you also agree to an extension of time for the determination of your proposal in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits)(Wales) Regulations 2015 and the Town and Country Planning (Development Management Procedure)(Wales) Order 2012. This will extend the statutory period for determination of your application by 16 weeks from the date the Local Planning Authority resolve to grant your planning permission (i.e. the Planning Committee date or the delegated Agenda date) subject to a legal agreement. This extension of time is required to enable completion of the section 106 Agreement (although the Local Planning Authority will endeavour to determine your application as soon as possible prior to this date).*

*Once your written agreement to the Heads of Terms for section 106 has been received by the Authority and a resolution made on the basis of such agreement, the Local Planning Authority will NOT enter into any negotiations that seek to alter the Heads of Terms in terms of discounting agreed figures due to, for example, viability reasons before the final Notice of Decision is issued. It is important that you check the Heads of Terms you receive thoroughly and if you have any questions regarding the figures included or the justification for them, you must raise these and satisfy yourself that the request is reasonable, relevant and necessary, prior to providing your written agreement to the Terms.*

*Any negotiations must take place before Heads of Terms are agreed by you and if you seek to discuss or re-negotiate section 106 Heads of Terms having agreed them in writing and having received a resolution (but not a decision notice), your application must be withdrawn to enable re-negotiation to take place. Failure to sign a section 106 within 3 months of any resolution being made may lead to your application being refused. Alternatively, you may proceed to complete the section 106, receive a Notice of Decision and then make a new submission to the Authority that will enable altered terms to be negotiated. Please be advised that any such re-submission will likely attract a new planning application fee.*

- 8.8.1 The agent has agreed to the draft Section 106 terms, however as the application is being refused and there is no signed Section 106 agreement in place, this technically forms a further reason for refusal and is added to the decision.

## **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 represents a form of overdevelopment through the cumulative impact of existing dwellings being served from the existing single width access and that there is no opportunity to improve the entrance adjacent to the A48.

## 11. **DECISION**

### **Refuse, for the following reason(s):**

01 The proposed development would result in significant intensification and overdevelopment of the site through the provision of an additional dwelling resulting in an adverse impact on the safe and efficient use of the highway network linking to the A48 and the layout does not afforded sufficient manoeuvring or turning space for vehicles to enter and leave in a forward gear and absence of passing places along the private drive contrary to the aims of Policy GP4, T4 and H6 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).

*NOTE TO APPLICANT*

01 This decision relates to plan Nos:

- Location Plan & Existing and Proposed Site Plan 24-2354 D01 Rev 1
- Existing Floor Plan (Drawing ref: 24-2354 D04 REV 0)
- Existing Ground Floor (Drawing ref: 24-2354 D02 REV 0)
- Existing Roof Plan (Drawing ref: 24-2354 D06 REV 0)
- Existing West and South Elevation (Drawing ref: 24-2354 D10 REV 0)
- Proposed East and North Elevation (Drawing ref: 24-2354 D09 REV 0)
- Proposed First Floor Plan (Drawing ref: 24-2354 D05 REV 0)
- Proposed Ground Floor Plan (Drawing ref: 24-2354 D03 REV 0)
- Proposed Roof Plan (Drawing ref: 24-2354 D07 REV 0)
- Proposed West and South Elevation (Drawing ref: 24-2354 D11 REV 0)
- Existing East and North Elevation (Drawing ref: 24-2354 D08 REV 0)
- Wildlife Triggers Table & Ecology Householder Biodiversity Checklist (Dated: February 2025)

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