

Delegated Decision Report

Application No:	25/1027	Statutory Period Expires:	27th March 2026
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Site:	Chedburgh Lower Road Llandevaud Newport South Wales		
Proposal:	PROPOSED OUTBUILDING TO CREATE HOME OFFICE, WC AND KITCHENETTE AREA		
Applicant:	M Palmer		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Chedburgh is located on a private lane located west of Lower Road, Llandevaud and is in the centre of a row of five detached properties. The site is within the Bishton and Langstone ward and the Countryside as identified in the Newport Local Development Plan 2011 – 2026.

2.2 Due to the topography of Lower Road, the land slopes from the south to the north, meaning the rear garden slopes away from the dwelling.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey outbuilding is proposed in the rear garden. It would measure 6m in width and 4m in depth. The height would measure 2.5m to the top of the flat roof and 2.3m to the eaves. Due to the sloping ground level, the outbuilding would be set upon a concrete base measuring up to 370mm at the rear. Fenestration would consist of 1no set of French doors and 1no single pane window on the south-east (front) elevation facing toward the dwelling and 1no single pane window on the south-west (side) elevation facing Tanglin. Externally, the outbuilding would be finished in composite cladding on the walls and EPDM rubber on the roof.

3.2 In terms of biodiversity enhancement, several native shrubs will be planted, a wildlife pond will be created in the rear garden and a Vivaro pro Woodstone bird box will be installed on the Northern Elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0019	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED GARDEN ROOM AND CONCRETE SLAB	WITHDRAWN	N/A

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

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 SP5 – Countryside;
Policy GP2 – General Amenity;
Policy GP5 – Natural Environment;
Policy GP6 – Quality of Design;
Policy M1 – Safeguarding of Mineral Resource.

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 LANDSCAPE OFFICER

No objection subject to conditions

Details of the proposed native shrub planting should be submitted for approval to include:

- Species
- Size
- Position
- Spacing

A green/biodiverse roof to the new outbuilding as opposed to EDPM would also be strongly recommended

6.2 HIGHWAYS OFFICER

No objection subject to conditions

The development is described as a home office and located such that it would have no impact on parking/highway matters. Subject to an appropriate condition to limit use to ancillary to the dwelling we would raise no objections.

6.3 DWR CYMRU / WELSH WATER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 01.12.2025.

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

7.2 LANGSTONE COMMUNITY COUNCIL: No response received to date.

8. ASSESSMENT

8.1 **Principle of Development:**

Policy SP5 states that beyond settlement boundaries, development will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. The proposal relates to a domestic outbuilding within the curtilage of an existing dwelling. The outbuilding would be ancillary to the existing dwelling, is modest in size, domestic in appearance, and constructed of materials consistent with rural character. Its limited height and simple form ensure it does not appear visually intrusive or result in harm to the openness of the countryside. No significant vegetation removal, earthworks, or boundary alterations are required, and the development would not encroach into agricultural land or open countryside. As such, the landscape character is preserved.

8.2 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The outbuilding would be sited in the rear garden of Chedburgh which is not visible from the public realm. As such, it is considered that the outbuilding is appropriately sited in the context of the property.

8.3 The House Extensions and Domestic Outbuildings SPG concludes that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape. The size, location and appearance are key to the assessment of acceptability. The outbuilding is appropriately scaled in relation to the rear garden, and an adequate area of usable garden space would be retained. In terms of appearance, the outbuilding comprises a flat roof and would be finished in horizontal composite cladding. It is considered that the outbuilding is ressemblant of a typical garden structure and does not appear incongruous in this location.

8.4 Residential Amenity:

In terms of siting, the proposed outbuilding would be located 560m from the shared rear boundary with Fairlie Glen at its closest point. The shared boundary is defined by 2m tall timber fencing. Due to the sloping ground level, the outbuilding would appear elevated above the boundary fencing however the outbuilding is limited to a maximum height of 2.9m (including the base) so it is considered that the proposed outbuilding would not have an unacceptable overbearing impact on the neighbouring property. Moreover, the outbuilding would be 10.7m from the shared boundary with Tanglin and as such, no adverse impact is anticipated. The proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 Moreover, regard has been given to the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in relation to the siting and scale of outbuildings within the curtilage of a dwellinghouse. An outbuilding of this footprint could be sited in the rear garden without the need for planning permission. In this instance, planning permission is required owing the height reaching 2.9m (including the concrete base). Nevertheless, the GDPO provides a benchmark for acceptability and in this case, the outbuilding is only marginally outside the provision of the order so it is considered that the proposal would not have an adverse impact on neighbouring amenity.

8.6 In terms of privacy, 1no set of French doors and 1no window are proposed on the front elevation of the outbuilding. The front elevation windows face toward the dwelling and the existing rear patio and would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. 1no window is proposed on the southwestern (side) elevation facing Tanglin however owing to the 10.7m separation distance and the presence of 2m timber fencing along the boundary, no adverse impact is anticipated. The development would not adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.7 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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. The ecological enhancement proposed as part of the development is commensurate with the scheme and the implementation will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

8.8 Other Matters:

The Council's Highways Officer was consulted and has noted that the development is described as a home office and located such that it would have no impact on parking/highway matters. Subject to an appropriate condition to limit use to ancillary to the dwelling, Highways would not raise any objections. Nevertheless, if the building is not used

as proposed, or if there is a material change of use in the future, then a separate grant of planning permission would be required, and the building would be at risk of enforcement action if such permission had not been granted. Any future desire to occupy the outbuilding as anything other than a use ancillary to the dwelling would require planning permission. As such, a condition restricting the use to ancillary is not considered necessary in this instance.

- 8.9 The Landscape Officer was also consulted on this application and has requested that details of the proposed native shrub planting should be submitted for approval to include: Species, Size, Position, Spacing. Notwithstanding this, it is considered that a sufficient level of detail has been provided via the proposed block plan and further detail is not sought via condition in this instance.

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 There would not be an adverse impact on residential amenity, nor the

character/appearance of the area as a result of the development. The proposal complies with the relevant design guidance set out in the House Extensions and Domestic Outbuildings SPG. A condition will be added to secure the submission of a biodiversity enhancement scheme.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan
- Proposed Floor Plan
- Proposed Block Plan
- Proposed Outbuilding Elevations
- Green Infrastructure Statement
- Existing/Proposed Sections

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 No window or door openings shall be formed in the northwestern (rear) elevation nor the northeastern (side) elevation of the outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Floor Plan, Proposed Block Plan, Proposed Outbuilding Elevations, Green Infrastructure Statement, Existing/Proposed Sections, Existing Block Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies M1, SP5, 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.