

Delegated Decision Report

Application No:	25/0205	Statutory Period Expires:	9th May 2025
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Site:	179 Commercial Road Newport NP20 2PN		
Proposal:	PROPOSED INSTALLATION OF EXTERNAL WALL INSULATION, EXTENSION OF ROOF LINES AND REPLACEMENT OF DOORS AND WINDOWS		
Applicant:	Seymour		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is situated on Commercial Road and adjacent to the District Centre. The property is a three storey end of terrace dwelling and is a corner plot bordering Commercial Road and Mountjoy Street. The site is defined with a mix of commercial and residential premises. The property holds a front garden which is sectioned off by black railings. The front, side and rear elevation is visible from the streetscene.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks installation of external wall insulation, an extension of the entire roof line to overhang the EWI by 0.1m, all windows to be replaced with double glazing, the existing roof tiles to be replaced with Marley Riven Edgemere concrete interlocking tiles, alongside replacement of fascias, gutters and soffits in matching 'Anthracite' finish. New energy-efficient replacement doors to achieve U-value of 1.4 or better, on the main roof, roof ridge tile vents to be installed as required to increase loft ventilation. On the side elevation there is a new boiler flue installed, an existing extractor fan to be replaced as per ventilation strategy, a new rainwater pipe in upvc, and a replacement energy efficient door.

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 GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

Whilst it's not ideal that the proposals intend to break up a pleasant duo of properties through the installation of EWI, I would not consider there to be an impact on surrounding heritage assets.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 18.03.2025.

7.1 6no. neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. Development at the location of the host site is not restricted by National policy, however, a full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

The host site is currently rendered in white with black paint detailing around windows and doors. The external wall insulation is proposed on the building and the applicant has confirmed that the walls will be a rendered finish with existing details to match, creating a sympathetic design to that of the existing appearance of the building in line with Policy GP6.

8.3 The increase in the roof lines by 0.1m would be marginal. Whilst the roof lines would not appear exactly symmetrical with its neighbour, the overall scale would not cause demonstrable harm to the visual appearance of the dwelling or streetscene in accordance with Policy GP2 and GP6. The Principal heritage Officer has commented on the

application. There are 3no. listed buildings to the North West of the host site within close proximity. Development should preserve or enhance the setting of the listed building. The Heritage Officer concludes that whilst it's not ideal that the proposals intend to break up the symmetry to the neighbouring property through the installation of EWI, there is not an impact to the surrounding heritage assets. Therefore, the listed buildings setting would be preserved in accordance with Policy CE5 and s96 of the Historic Environment Act (2023).

- 8.4 The change to double glazed windows and energy efficient doors would improve efficiency within the dwelling and would not harm the character of the building or streetscene in this instance. Other changes on the building are subordinate in scale, including new extractor fans and vents, and would be deemed appropriate in accordance with Policy GP6.

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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, this can be secured via condition.

- 8.6 PPW12 6.2.12 states, *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. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. 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.* Given the scale of development proposed, a GI statement is not needed 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 Overall, it is considered the scale of works would not hold a demonstrable impact on the streetscene, dwelling or listed building setting nearby. The changes would improve efficiency within the building and the proposed render would be in accordance to the existing dwelling. Overall, it is considered the scheme should be granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: REVISED EXISTING ROOF PLAN; SITE PLAN; PROPOSED ROOF PLAN; PROPOSED LOWER GROUND AND GROUND FLOOR PLANS; PROPOSED FIRST AND SECOND PLAN; PROPOSED ELEVATIONS B; PROPOSED ELEVATIONS A; PROPOSED DESIGN INTENT; LOCATION PLAN; EXISTING LOWER GROUND AND GROUND FLOOR PLANS; EXISTING FIRST AND SECOND PLANS; EXISTING ELEVATIONS.

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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and 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, GP5, GP6, CE5 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.