

Delegated Decision Report

Application No:	26/0523	Statutory Period Expires:	7th September 2026
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Site:	2 Old Hall Close Newport NP10 8HQ		
Proposal:	TIMBER CLAD STORAGE CONTAINER IN FRONT GARDEN		
Applicant:	S Hall-Davies		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 Application 25/0667 sought consent for the retention of an outbuilding with a green metal finish located within the front garden of the application site. The structure was positioned towards the front of the site, adjacent to the footpath. The application was submitted following an enforcement investigation (E25/0250) but was subsequently refused due to the following reason:

Owing to its scale, location and material finish, the development has an unacceptable adverse impact on the character and appearance of the dwelling and wider area contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Householder Extensions and Domestic Outbuildings SPG (adopted January 2021).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a 2 storey, semi-detached dwelling located on Old Hall Close, a no-through residential street within the Tredegar Park and Marshfield ward. The application site is located within the defined settlement boundary on a purpose built residential development. The property benefits from off street parking to the front as well as a front and rear garden area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for a timber-clad storage container for the purpose of storage for a motorbike. The container would be set behind the driveway and set against the boundary fence between the application site and no.36 Viscount Evan Drive. The container would be 2.34m in depth, 2m in width and would have a height of 2.1m. The container would be timber clad to match the existing fence.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0667	DETACHED GARDEN OUTBUILDING (RETROSPECTIVE)	Refused	31.10.2025

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

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility) GP5 (General Development Principles-Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Highways:** No objection.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 20.07.2026. 8no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 **Visual Amenity**

8.2.1 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."* Whilst the proposed outbuilding would be located within the front garden of the property, it differs from the structure refused under application 25/0667. It would be set back from the highway behind the existing driveway and would therefore be less prominent within the streetscene. The outbuilding would be finished in timber cladding to match the existing boundary fencing, resulting in a more sympathetic appearance than the green metal cladding proposed under the previous application. Although the structure would remain visible from the public realm, it would be entirely movable and is of a relatively modest scale. On balance, the proposal is considered to address the majority of the concerns that led to the refusal of application 25/0667 (as outlined in paragraph 1.1) and no significant harm to the character or appearance of the area has been identified.

8.3 **Residential Amenity**

8.3.1 The proposed outbuilding, by virtue of its modest scale and its position away from the nearest neighbouring dwellings, would not give rise to any unacceptable adverse impact on the living conditions of surrounding occupiers. Although the structure would extend slightly above the height of the boundary fence shared with No. 36 Viscount Evan Drive, the difference in height is minimal and the outbuilding would be largely screened by existing vegetation. As such, it is not considered that the proposal would result in any significant loss of light, outlook, or privacy to neighbouring properties.

8.4 **Highways**

8.4.1 The proposed outbuilding would be positioned behind the existing driveway and would not affect the site's existing parking arrangements. The development is not expected to give rise to any highway safety concerns. The Council's Highways Officer has raised no objection to the proposal. Accordingly, the development is considered to comply with Policy

8.5 **Biodiversity**

8.5.1 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. Given the scale of development, it is considered that this can be secured via condition.

8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one 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 The proposals are considered to have overcome the previous reasons for refusal and so harm has been identified. The proposals accord with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: PL01 - Plans and Elevations, Existing/Proposed Block Plans, Site Location 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 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).

03 The outbuilding shall be timber clad as detailed in drawing PL01 – Plans and Elevations as Proposed and retained for the lifetime of development.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

NOTE TO APPLICANT

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