

Delegated Decision Report

Application No:	26/0251	Statutory Period Expires:	24th June 2026
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Site:	56 Stow Hill Newport NP20 1JG		
Proposal:	POD/OUTBUILDING IN REAR GARDEN		
Applicant:	J Williams-Wood		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application site is used as a residential care facility for adults.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a three storey, mid-terrace dwelling located in an elevated position relative to the road on the west side of Stow Hill. The property is located within the defined city centre and city centre conservation area as well as being within an archaeologically sensitive area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks consent for the siting of an outbuilding in the area amenity area of the plot. The proposed outbuilding measures 3m at maximum height, 3.2m in width, and 3.7m in depth. The proposed outbuilding would replace an existing shed. In terms of materials, the outbuilding will be in a grey composite.

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 GP6 (Quality of Design)

Policy R1 (City Centre Schemes)

Policy CE7 (Conservation Areas)

Policy CE6 (Archaeology)

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

6. CONSULTATION RESPONSES

6.1 Local Heritage Officer: *The site is surrounded on three sides by buildings:*

- *To the east is the terrace fronting Stow Hill (of which No.56 forms a part)*
- *To the south-east is the imposing three-storey Baneswell Club, which is extended to the rear, in the form of an unsightly single-storey C20 flat roof function room which fronts Havelock Street (and forms the southern boundary of the proposed development site)*
- *To the south-west, the site is directly bounded by the Grade II Listed Havelock Street Chapel and attached Hall (Cadw Ref: 18804)*
- *To the north the site is bounded by a high boundary wall (topped by close-boarded fence), with open car parking beyond.*

By virtue of this location, the site - and proposed development - would be unseen from the principal areas of public realm within the Town Centre Conservation Area, leaving its character and appearance unimpacted.

Of greater concern is potential for impact upon the setting of the adjacent GII listed asset (which is located just outside the CA boundary). This large and prominently located building (with more diminutive Hall adjacent to the east) is located upon the corner of Havelock Street and North Street, from where its richly decorative principal elevations are best appreciated. Views of the rear of the asset (from the north-east upon North Street) are considerably less interesting, the rear being dominated by a plain-rendered lean-to outshot.

Only the upper levels of the eastern elevation of the asset may be appreciated from the private car park to the north, by virtue of the high curtilage boundary to the site. Notwithstanding this, the proposed is set away from the listed building, of diminutive scale and to feature a visually quiet, dark finish.

As such, impact upon the setting of the listed asset will be minimal.

6.2 Heneb: *Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website.*

We have consulted the regional Historic Environment Record and note that the application area is situated within the Newport City Centre Archaeologically Sensitive Area, in a location developed as part of the post-Medieval extension between the Medieval town centre and the Medieval St Woolos area. There are no known archaeological sites within the development area itself, although a cross base is noted in the HER and marked on historic mapping sequences, apparently now built into the raised pavement. The impact of the proposal will be minor in an area which has been disturbed.

As a result, there is no archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 30.04.2026 and a site notice was put up on 06.05.2026. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises of an existing property used for residential purposes within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing and the use lawfully established there is no objection to the principle of the development or the replacement of storage facilities. The proposal has been considered against the requirements of LDP Policy R1 and no conflict has been identified.

8.2 Visual Amenity/ Character and Appearance

- 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.* The proposed outbuilding would be located in the rear garden of the application site, therefore it is not highly visible. Additionally, the outbuilding would replace an existing shed, as such, it is deemed that no further harm would be caused. In terms of materials, it is considered that the composite grey cladding would not result in an unacceptable adverse impact that detracts from the character and appearance of the application site. The development has a limited scale and due to its siting is not considered to have any significant impact upon the character or amenity of the Conservation Area. The proposed development has been considered against the Preserve/Enhance tests as contained within the Historic Environment Wales Act and TAN 24 and is considered to have a neutral impact. The Principal Heritage Officer has no objections.

8.3 Residential Amenity

- 8.3.1 The proposed outbuilding will replace an existing shed that measures approximately the same in height, therefore any potential overbearing would have already been established. There it is considered that the outbuilding does not have any unacceptable impact in terms of outlook, loss or privacy.

8.4 Biodiversity:

- 8.4.1 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. A biodiversity enhancement has not been submitted as part of this application, however this will be conditioned below.

8.5 Archaeology

- 8.5.1 The application site is located within an Archaeologically sensitive area, accordingly HENEB have been consulted for comment. Heneb raise no objection to the proposed development therefore the LPA are satisfied that the development would not have any adverse impact upon archaeological remains.

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 outbuilding is deemed acceptable as it does not result in any significant loss of light or overbearing impact. It is considered sympathetic to the character and appearance of the host property and does not cause unacceptable harm to residential amenity. Therefore, the proposal is recommended for approval, subject to appropriate conditions.

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 Plan and Elevations, Proposed Block 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 shall be retained thereafter.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Floor Plan, Proposed Plan and Elevations, Proposed Block Plan

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