

Delegated Decision Report

Application No:	25/0235	Statutory Period Expires:	19th May 2025
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Site:	49 Farmwood Close Newport NP19 9BR		
Proposal:	PROPOSED HARD STANDING TO CREATE OFF ROAD PARKING AT FRONT OF PROPERTY		
Applicant:	D Pearce		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 49 Farmwood Close is a 2no storey semi-detached property situated in the Alway ward. Farmwood Close is predominantly semi-detached houses. Other properties on Farmwood Close are also elevated from street level, retaining sloping front gardens with steps. External walls of the properties on Farmwood Close are a mix of render, brick and timber. Low brick walling encloses front gardens and on the lower side, properties are set lower than highway level. On road parking currently occurs, sometimes partly on pavement and on both sides of the road. The current property has a rather prominent wall set above the front boundary wall. This will be removed.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to construct a new area of hardstanding in the front garden. The area is made up of staggered levels and steps toward the centre of the garden, providing pedestrian access to the property. It is proposed to remove the existing front boundary wall and existing steps and hard pave the front garden in brick paving providing a parking area measuring 6m in width and 5.4m in depth. The hardstanding will be 3.6m below the front door of the house. The materials are proposed to be brick. The surface will be permeable. The proposal will require a new vehicular access off Farmwood Close. Consent is sought to create a parking space to allow for 2no spaces. A new brick retaining wall is shown on the sides, measuring 0.7m in height, and rear of the new parking spaces, measuring 2m in height. The existing garden is on a gradient sloping downwards towards the road and would be reduced to provide level access off the highway for the parking 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 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)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

6.1 Highway Officer: No objection, subject to parameters –

Potential issues have been addressed after confirmation that the depth of parking is 5.5m and width is 6m, amendments to decrease the gradient to 1:12 and confirmation of a soakaway or permeable surface being used, this is satisfactory.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28.03.2025

7.1 NEIGHBOURS: 4no neighbours were consulted, opposite and sharing a common boundary, and 1no response was received

Neighbour comments included:

- Proposal causing issues for on street parking
- Difficult moving out of the parking space due to narrowness of road

8. ASSESSMENT

8.1 The front garden slopes toward the highway and is set above it. The visual impact of the hardstanding would be increased as a consequence. It will require the excavation of the front garden and associated retaining walls to sides and back of hardstanding. The front wall would be removed, the earth removed and a hard surfaced frontage introduced. However, the development is of limited scale and retaining wall features will be low height. There is evidence of other properties on Farmwood Close with hardstanding to create parking at the frontage of the property, namely no 6, no 25, no 33 and no 65. However, these properties are more set down than no 49, therefore the slope is smaller in height and less visually obtrusive. Currently, the frontage of the property has green space and gives the street scene a pleasant amenity. The proposal will result in a full loss of green space with new shrubs proposed on the sides of the retaining walls. This is rather unfortunate but the presence of other such hardstandings is a material factor, as is the removal of the unsightly wall that already exists within the front garden area.

8.2 The hardstanding would be 3.6m below the front door and it is proposed to be 1m from the boundaries of no 47 and no 51. However, this is to the side and not directly in front of no 47 or no 51. There may be limited scope for car headlights to shine into neighbouring windows as cars enter the site, but this would be of limited duration and the inclusion of shrub planting will further mitigate impact. It is not considered that the proposal would result in an adverse impact to neighbouring amenity.

8.3 The site is within parking zone 4 and therefore, a minimum of 3no parking spaces is required. The proposed development increases the off-road parking spaces at the property from none to 2no parking spaces but in doing so removes on road parking supply across the new parking area width. While there is a loss of on-street parking, also noted by neighbours, as a result of the proposed by reason of the access itself, no 49 gains off-road parking. In parking terms, the scheme is of neutral benefit but may remove the presence of vehicles on the neighbouring verge and pavement.

- 8.4 The hardstanding meets the minimum requirements of the Council's Parking SPG which requires hardstanding to have a minimum of 5.5m and a width of no less than 2.4m. It is of permeable surfacing and initially the Highways Officer objected on the grounds that the maximum acceptable gradient was 1:12 (to prevent grounding or visibility issues), a cut off drain was needed to prevent surface water, and an Eco drain was annotated but no detail was provided for its drainage. Subsequently, the applicant submitted new plans to show the gradient amended down to 1:12 and notes on the drawing to show a soakaway or permeable surface being used. There are surface water drainage manholes within the site area that will need to be accommodated in the new development and the scheme suggests that the foundation of the retaining wall is a minimum of 0.5m away from the edge of the manhole and a minimum of 0.15m below the invert level. The manhole is also proposed to be reduced 0.15m via surface water.
- 8.5 The external walls of the retaining wall are brick facing. This type of finish would be acceptable in this location as a majority of neighbouring properties have brick facing retaining walls at the frontage of their houses. Few other properties along the street have undertaken engineering works to create off-road parking, with no properties having associated retaining features. Whilst it may set a precedent for retaining works of other frontages in this immediate area, bearing in mind parking pressures, the scheme itself is not harmful. The proposed development includes a retaining wall of maximum 0.9m in height. Whilst the retaining features present as a much harder frontage and the loss of the front garden is regrettable, the works are not harmful in this context. Steps are provided both sides to access the property.
- 8.8 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The scheme suggests planting shrubs and installing a bat box and this is acceptable.

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 On balance, the works are considered acceptable subject to the following conditions.

11. DECISION GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Proposed PP/002
- Proposed PP/003 Rev A
- Proposed PP/004

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 SHRUB CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the bat box shall be installed in accordance with Proposed_PP/003_Rev_A and retained for the lifetime of development.

Reason: In the interest of biodiversity.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Proposed PP/002
- Proposed PP/003 Rev A
- Proposed PP/004

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 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.