

Delegated Decision Report

Application No:	25/0566	Statutory Period Expires:	9th September 2025
-----------------	---------	---------------------------	--------------------

Site:	4 Blackthorn Grove Caerleon Newport NP18 3RG		
Proposal:	PROPOSED DETACHED GARAGE		
Applicant:	J Price		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a detached dwelling located on Blackthorn Grove which forms part of a modern housing estate within the urban boundary of Caerleon. It is situated off of a cul de sac with a patio and lawn to the front and enclosed rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The garage would be sited to the front of the property with the side elevation parallel with that of the front elevation of the property. The area where the garage is to be sited is an existing driveway and patio. There is a strip of landscaping to the side of where the garage is to be sited which the garage would encroach on. It is also proposed to provide a parking space adjacent to the side of the garage, in front of the property. This would involve the removal of a small section of lawn.

3.2 The garage would measure 3769mm in width, 6828mm in length and 4046mm in height to the central ridge and having a pitched roof. An up and over garage door is to the front elevation and a door is proposed to the side elevation. It would be finished in facing brick to the front elevation and render to the sides and rear with concrete roof tiles.

4. RELEVANT SITE HISTORY

05/1335	ERECTION OF 2NO. TWO STOREY SIDE EXTENSIONS	GRANTED WITH CONDITIONS 3/11/2005
97/0749	ERECTION OF A DETACHED SINGLE GARAGE TO THE SIDE OF THE DWELLING	GRANTED WITH CONDITIONS 22/9/1997
96/0688	ERECTION OF GARAGE	GRANTED WITH CONDITIONS 25/10/1996

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 Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS WILDLIFE AND DEVELOPMENT TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: **Highway recommendation:** No objection

Highway Comments:

A garage and additional parking turning space is proposed which improves the usability of the parking area. There is no adverse impact anticipated.

6.2 Heneb: Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

A review of the 1st – 3rd Edition (1883; 1901; 1920) historic Ordnance Survey maps show no archaeological features within the proposed works area. The proposal includes the construction of a detached garage. The works are of relatively small scale and with our understanding of the historic environment, it is unlikely that significant buried archaeological remains will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low.

As a result, there is unlikely to be an 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

5no Neighbour notification letters were sent on 16th July 2025 and a site notice was displayed on the 25th July 2025.

7.1 NEIGHBOURS: No responses have been received.

7.2 Caerleon Civic Society: No response.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 Visual Amenity/ Character and Appearance;

The Council's House Extension and Outbuilding SPG states that development to the front of a property will not usually be supported due to the visual prominence that it can result in with regard to the street scene and the host dwelling. However, given the location of the property off of the head of a cul de sac it is not highly visible and is somewhat 'tucked away' and only readily visible when stood at the top of the cul de sac. The garage is sensitively proportioned and would be finished in materials to match the host property. As such it is not considered that the proposals would result in an adverse impact to the visual amenity of the property or the street.

8.4 Residential Amenity:

The proposed garage would be sited adjacent to the side boundary of no. 3 Blackthorne Grove and would run parallel with the side boundary for most of the length of the garden. However, the roof of the garage would hip away from this neighbour and it is not considered to result in an overbearing impact.

8.5 In terms of the light tests in the Council's House Extension SPG, there are two types of assessment which consider the potential loss of daylight from new development. The 45° test is performed by drawing two notional lines at 45° angles from the centre of a protected window. The proposed development should not project beyond the nearest 45° line. This test is failed by the existing boundary treatment and the garage would not result in an increased impact in this regard. For the elevational view test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. This test is passed, and the proposals are not considered to result in a demonstrably harmful impact in terms of light.

8.6 The proposed garage would not be within a close enough proximity to any other neighbouring properties so as to result in an adverse impact in terms of light or overbearing.

8.7 Movement:

The Council's Highways officer advises that the proposal improve the usability of the parking area and no objections are offered.

8.9 Biodiversity:

The proposals include biodiversity enhancement measures in the form of a bird box to the rear of the garage. This is considered to be proportionate to the scale of the proposals and will ensure there is a net biodiversity enhancement in line with the aspirations of PPW.

Commented [JD1]: I think we need to refer to impact upon 10 Pear Tree Close. Their gardens are small and I think they are bungalows. There is possibly an intervening path which helps, not sure. Can you cover this off though.

8.10 Landscaping:

The proposal would result in the loss of landscaping to the front of the property as a result on the proposals, including lawn and shrubs. However, the area of lawn that would be lost is very small measuring approximately 4m x 4m and an area of planting is shown to be retained to the front of the property. The development will give rise to a harder boundary to the front of the property than previously existed but such changes in themselves are not considered demonstrably harmful, particularly given the location of the property off of the turning head and consequently the little benefit to the street scene that the landscaping offers.

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 development is considered acceptable in terms of neighbouring amenity and will not result in an adverse visual impact, in accordance with the relevant policies of the

Newport Local Development Plan 2011-2026. Suitable biodiversity enhancement can be secured by condition.

10.2 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

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

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

02 Prior to the first beneficial use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details. Thereafter the biodiversity enhancements shall be permanently retained in accordance with the approved details.

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

03 Prior to the first beneficial use of the garage as hereby approved, a parking space shall be provided in accordance with the approved details. Thereafter the parking space shall be permanently retained and kept available for the purpose of parking a motor vehicle in accordance with the approved details.

Reason: To ensure there is adequate parking provision at the property, in accordance with Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

04 The external surfaces of the extension hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 01, SLP.

02 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.

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.

04 The applicant is advised that notwithstanding the details shown on the approved plans, any boundary treatment above a height of 1m adjacent to the highway will require planning permission.