

Delegated Decision Report

Application No:	26/0202	Statutory Period Expires:	14th April 2026
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Site:	47 Llanthewy Road Newport NP20 4JZ		
Proposal:	NON MATERIAL AMENDMENT TO APPROVED DOCUMENTS TO ALLOW THE DEVELOPMENT TO HOUSE RESIDENTS AGED 16 AND UPWARDS; ADDITION OF 1.1M SQUARE TOP RAILINGS ALONG THE FRONT BOUNDARY; 0.9M HIGH STEEL HANDRAIL ALONG THE PATH IN RELATION TO 23/1064 PROPOSED INTERNAL RECONFIGURATION OF EXISTING SEVEN-BEDROOM HOUSE TO CREATE FIVE SELF-CONTAINED STUDIO APARTMENTS, STAFF FACILITIES AND ASSOCIATED WORKS		
Applicant:	United Welsh Housing Association		
Type:	Non-Material Amendment	Ward:	Allt-yr-Yn
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The extant consent 23/1064 permitted the creation of 5no. studio flats along with associated works to provide supported accommodation for young persons leaving foster placements and residential children's homes. The accommodation is a move-on type of accommodation where staff provide support to occupants gaining independent life skills.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within an urban area characterised by elevated period properties. The detached two storey building has an elevated front garden and rear private amenity space. An access lane from Spencer Road links to the rear of the site. The Stow Park Conservation Area boundary lies to the rear of the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The previous application was submitted on behalf of United Welsh to provide accommodation for young adults aged 18+ leaving foster care or residential homes in need of accommodation. The proposed amendment relates to housing persons aged 16+; the persons to be accommodated are those leaving foster care or residential homes as per the extant consent. The proposed amendment also includes the provision of railings to the front boundary wall, pathway and amendments to walls in the rear amenity space.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1064	CHANGE OF USE OF EXISTING HOUSE WITH CARE PROVISION WITHIN C3 USE CLASS, TO CREATE FOUR SELF-CONTAINED STUDIO FLATS WITH C2 USE CLASS WITH COMMUNAL FACILITIES, STAFF ACCOMMODATION AND ASSOCIATED WORKS	Granted with conditions	31.05.2024

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Flat Conversions
- Waste Storage and Collection
- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 No consultees.

7. PUBLIC REPRESENTATIONS

7.1 Application not advertised.

8. ASSESSMENT

8.1 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. The planning guidance document *Approving Non-material Amendments to an Existing Planning Permission (July 2024)* sets out that when assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The age of occupants was not controlled by a specific condition on the previous consent; however the age of occupants was stated within the approved supporting information. The persons to be accommodated shall continue to receive the same level of supported needed to achieve independent living skills as per the extant consent. The number of occupiers would also remain as per the existing.

8.3 The proposal also includes the introduction of black metal railings (1.1m height) to be fixed atop the existing front boundary wall. A steel handrail 0.9m in height along the garden path leading to the front elevation is also proposed. To the rear, additional railings are proposed on the existing terraces at a height of 1.1m also. A 1.5m high block wall and 1.8m high closed boarded timber fence is also proposed.

8.4 The railings proposed at the front boundary would replicate that of the neighbouring property and would integrate with the appearance of the existing building. The light gauge metal ensures views remain largely open and therefore would not result in overbearing when viewed from Llanthwy Road. To the rear, the proposed additional boundary treatments would not result in any adverse impact upon residential amenity or the appearance of the neighbouring conservation area.

8.5 In regard to the abovementioned tests, it is considered that the proposed amendments are not of a scale great enough to cause a different impact to that caused by the originally approved scheme. The additional built developments are not detrimental to either visual or residential amenity. No third parties or body would be disadvantaged in planning terms should the application be approved, and there is no conflict with any relevant national or local planning policies. Therefore, the proposed alteration is non-material, and the application is hereby approved.

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 proposal is considered acceptable and is hereby approved.

**11. DECISION
APPROVED WITH CONDITIONS**

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

- Planning Statement (Received: 17.03.2026)
- Proposed Site Layout (Drawing ref: A200 Rev E)

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

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP18, GP2, GP5, GP6, GP7, T4 and W3 were relevant to the determination of this application.

02 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.