

Delegated Decision Report

Application No:	26/0343	Statutory Period Expires:	10th August 2026
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Site:	32 Liswerry Road Newport NP19 4LB		
Proposal:	ERECTION OF A GARAGE/GARDEN SHED		
Applicant:	J I Concepcion Brito		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 32 Liswerry Road is a two-storey semi-detached property located in the Liswerry ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey outbuilding is proposed in the rear garden. The outbuilding would measure 4.4m in width and 6m in depth. The height measures 2.4m to the eaves, increasing to 3.4m at the ridge of the dual pitch roof. Fenestration would consist of 1no garage door on the front elevation, 2no single pane windows on the western side elevation and 1no double pane window and 1no set of patio doors on the rear elevation. Externally, the outbuilding would be finished with brick slips & white render, the roof would be black metal, the windows, doors, fascias and soffits would be white UPVC, and the garage door would be white to match the fenestration of the host dwelling. The outbuilding would be set in 1m from the shared boundary with no.34 Liswerry Road and 1.5m from the shared boundary with no.30 Liswerry Road.

3.2 In terms of biodiversity enhancement, a bird box is proposed beneath the eaves on the eastern side elevation of the proposed outbuilding.

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 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 GP5 – 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 – 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 (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The garage does not appear to be accessible for cars but could provide storage of bikes amongst other things. No highway impacts are envisaged.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 14.05.2026.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

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 outbuilding would be sited in the rear garden of no.32 Liswerry Road which is not visible from public realm. As such, the outbuilding is appropriately sited in the context of the property.

8.2 The House Extensions and Domestic Outbuildings SPG concludes that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape. The size, location and appearance are key to the assessment of acceptability. The proposed outbuilding would have a maximum height of 3.4 metres to the ridge of the dual pitch roof and would measure 2.4m to the eaves. The scale is considered proportionate to both the host dwelling and the dimensions of the residential curtilage. The building is clearly subservient in visual terms and would not compete with or dominate the host dwelling and an adequate area of usable garden space would be retained. In terms of appearance, the outbuilding comprises a dual-pitch and would be finished in materials sympathetic to the dwelling. It is considered that the outbuilding is resemblant of a typical garage/outbuilding and would not appear incongruous in this location

8.3 Residential Amenity:

In terms of siting, the proposed outbuilding would be located 1m from the shared boundary with no.34 and 1.4m from the shared boundary with no.30 Liswerry Road. The shared boundaries are defined by a well-maintained 2m hedgerow. Each neighbouring property has an outbuilding of a similar height and scale on the opposite side of the boundary treatment. Given the presence of development in both neighbouring gardens, the set in from the boundary and the 2m hedgerow offering screening, it is unlikely that the proposed outbuilding would have an unacceptable overbearing impact on the neighbouring properties in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.4 In terms of privacy, 2no single pane windows are proposed on the western side elevation (facing the shared boundary with no.30 Liswerry Road) and 1no double pane window and 1no set of patio doors are proposed on the rear elevation. As forementioned, the shared boundary is occupied by a 2m hedgerow which offers screening. As such, the 2no side facing windows would not provide any unacceptable views towards neighbouring amenity. The window and doors on the rear elevation would face toward the rear garden and would therefore not provide any unacceptable views towards neighbouring amenity. The development would not adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 **Biodiversity:**

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. 1no bird box is proposed beneath the eaves on the eastern side elevation of the proposed outbuilding. The implementation of this scheme will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026

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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. The proposal complies with the relevant design guidance set out in the House Extensions and Domestic Outbuildings SPG. A condition will be added to secure the implementation of a biodiversity enhancement scheme.

11. DECISION

GRANTED WITH CONDITIONS

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

- 32 A01 Site Location and Block Plan REV 3
- 32 A02 Proposed Garage REV 3

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 No window or door openings shall be formed in the eastern (side) elevation of the outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the first beneficial use of development hereby approved, the biodiversity enhancement scheme shall be installed in accordance with the details as shown in '32 A02 Proposed Garage REV 3' and retained for the lifetime of development.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: 32 A01 Site Location and Block Plan REV 3, 32 A02 Proposed Garage REV 3.

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