

Delegated Decision Report

Application No:	25/0757	Statutory Period Expires:	17th July 2026
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Site:	24 Park End Langstone Newport NP18 2NB		
Proposal:	CONSTRUCTION OF A GARDEN RETAINING WALL AND DOUBLE GARAGE TO THE SIDE OF THE PROPERTY		
Applicant:	L Shakesheff		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Development has commenced insofar as the removal of a section of lawn and the erection of a new garden retaining wall, although the proposed red brick cladding has not yet been installed.

2. SITE LOCATION AND CONTEXT

- 2.1 24 Park End is a two-storey semi-detached property located in the Langstone ward. The property benefits from a generous wrap around garden which extends a significant distance to the northern side of the dwelling and a hard surfaced driveway leading to the entrance of the building. The property forms the final dwelling in a cul-de-sac of properties with varied architectural styles with an expansive turning area.
- 2.2 The front garden includes a hard surfaced, patio area to the rear of the house and large grassed lawn. Box hedges, bushes and trees run along the garden fence to the front of the property.
- 2.3 Immediately to the north of the property is the Countryside, as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). To the south of the dwelling is the A48 (Chepstow Road) classified highway.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A single-storey double width detached garage is proposed to the northern (side) elevation of the dwelling, set back 1m from the front elevation of the dwelling and approx.15m from the highway. The garage would measure 6m in width, 6m in depth, 2.3m in height to the eaves and 4.5m to the ridge of the dual pitch roof. Internally, the garage would provide 2no off road parking spaces. Externally, the garage would be finished in brick across the front elevation and smooth white render to match the host dwelling, across the remaining elevations. On the front elevation, a black double width garage door is proposed.
- 3.2 It is also proposed to construct a new garden retaining wall in the front garden. The retaining wall would be render with a red brick clad and would replace an existing retaining wall made from stone and would measure 1.5m from in height from ground level. The proposed wall would be capped with white stone and measure approx. 29m in length, beginning 1m back from the highway and terminating in the rear garden. The wall would run alongside the proposed garage and the length of the driveway. The elevated lawn area in the front garden would largely be retained although a section would be removed to accommodate access/egress from the garage.
- 3.3 It is also proposed to install a new hipped roof above the existing two-storey flat roof side extension. The roof extension would increase the height of the side projection by up to 2.5m and would connect to the ridge of the host dwelling. The roof would be tiled to match the existing.
- 3.4 It is proposed to install a bird box to the rear elevation of the proposed garage. New plants of native species will also be selected to maximise the green space with a planting and maintenance plan. Although there are no GI losses of significance, extra landscape features will be planted on the front and rear gardens to outweigh the greenery lost by removing a section of lawn. It is proposed that the new section of parking area will be

permeable to allow rainwater to soak through rather than running off into a drain.

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 SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

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 THE HOUSE EXTENSION AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No response received to date.

6.2 TREE TEAM

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 07.10.2025, Site Notice was put up on 10.10.2025.

7.1 NEIGHBOURS: 5no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The Council's House Extension and Outbuilding SPG states that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape and it is essential that the Council control their size, location and appearance. The garage would be sited to the side of the property and set back 1m from the front elevation. Given the location of the property off 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. Although, the garage is significant in scale, owing to its double width, it does not appear over scaled in relation to the host dwelling which is also substantial in width. The structure itself is resemblant of a typical garage in a residential area, and the materials reflect those in the vicinity i.e. the brick to match the retaining wall and smooth white render to match the dwelling. As such it is considered that the proposals would not result in an adverse impact to the visual amenity of the property or the street scene.

8.2 The garage would measure 4.5m to the ridge of the dual pitch roof, which would sit beneath the eaves height of the existing flat-roof two storey extension. The existing two-storey side extension measures up to 5m in height, meaning that the proposed garage would be 500mm lower in height. Also proposed as part of this development is the installation of a hipped roof above the existing flat roof extension. The roof extension would increase the height of the extension by up to 2.5m, meaning that the garage would be 2.8m beneath the ridge which further reduces its visual prominence against the dwelling. With regard to the above, it is considered that the garage would not harm the visual amenity of Park End.

8.3 A new retaining wall is proposed in the front garden. Works have commenced insofar as the erection of the retaining wall, although the wall has not yet been finished in brick cladding. The proposed wall would broadly replace an existing stone wall, albeit the wall has increased in height and measures up to 1.5m. The proposed brick wall would match the brick clad proposed on the front elevation of the detached garage and would be capped with a white stone. It is considered that the proposed wall would not result in an adverse impact to the visual amenity of the property or the street scene.

8.4 To accommodate access and egress into the garage, a section of the elevation front lawn has been removed and is proposed to be replaced with a permeable surfaced parking area to match the existing block paved driveway. Although the loss of green infrastructure is not preferable, the removal is limited, and a substantial grassed area remains. Moreover, sufficient compensation has been proposed in the form of planted landscape features in the front and rear gardens. Given the above, it is considered that the loss of lawn is not harmful in this instance

8.5 Residential Amenity:

The extension would be located to the side of no.24 Park End and set behind the principal elevation, as such, no adverse impact is anticipated on the adjoining dwelling (no.23).

8.6 No windows are proposed as part of the development. As such, it is not anticipated that the windows would result in a loss of privacy, in accordance with Policy GP2.

8.7 Trees/Landscaping

On the adjacent side of the northern side boundary is a group of trees protected by TPO 14/97. Given the proximity to the protected trees, and the nature of the development, tree information in accordance with British Standards 5837:2012 has been requested to assess the impact. The Council's Tree Team have reviewed the information provided and has noted that if the retaining wall had not been constructed, they would have objected due to the significant incursion into the Category A Oak T3 in the Arboricultural report. The tree information demonstrates that around 25% of the RPA has been impacted. As per BS5837

no works should ideally be undertaken in the RPA as this is the volume of soil required for its current life requirement and into the immediate future. However, in this instance as the wall has been in position for 12 months or so all the harm that will happen regarding root damage has occurred and cannot be rectified. Therefore, works beyond the wall towards the house will have no additional harm over and above the existing. The Tree Team have suggested conditions to mitigate further harm to the protected trees, an Arboricultural watching brief and a scheme/plan to assist the T3 in recovering/minimising the harm caused by the retaining wall.

8.8 **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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6. To accommodate the development, a section the front lawn would be removed and therefore any application for planning consent should be accompanied by scheme for biodiversity enhancement informed by a Green Infrastructure Statement. This application is accompanied by a Green Infrastructure Statement which specifies the installation of a bird box to the rear elevation of the proposed garage new native planting. The proposed mitigation/enhancement measures are considered sufficient to satisfy the stepwise approach set out in Planning Policy Wales (Edition 12) and having regard to the modest development proposed. 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 The proposed development would not harm the visual or residential amenity of Park End. Although the proposed retaining wall would protrude within the RPA of a protected tree, the Tree Team have noted that all the harm that will happen regarding root damage has occurred and cannot be rectified and have therefore recommended that a scheme/plan to assist the T3 in recovering/minimising the harm caused is secured via condition. Moreover, while the loss of lawn is not preferable, sufficient compensation measures have been proposed and a condition will be added to secure the implementation of the biodiversity compensation/enhancement measures.

11. DECISION

GRANTED WITH CONDITIONS

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

- R961-05 A1 Proposed Elevations
- R961-05 - Proposed Elevations
- R961 - GI Statement
- R961-06 - Waterproofing Foundation Detail
- R961-04 A1- Proposed Plans
- R961-03 - Proposed Site Plan
- Site Location 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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026

03 Prior to the construction of the garage hereby approved, a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall:

- Identify the location of exclusionary fencing by plan and include details of the form of that fencing.
- Exclusionary fencing shall be kept in place whilst construction works are being undertaken and none of the following activities shall take place within that fencing:
 - Storage of materials, waste or spoil
 - Parking or trafficking of vehicles
 - Disposal of fluids
 - Lighting of fires
 - Any works of excavation
 - Any activity likely to be prejudicial to the long-term retention of trees on the site.

Reason: To protect existing green infrastructure on the site in the interests of visual amenity, biodiversity and overall sustainability. Policies SP1, SP9, GP2 & GP5.

04 Prior to construction of the detached garage hereby approved, an Arboriculturist shall be

appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for:

- Supervision and monitoring of the approved Tree Protection Plan
- Supervision of the alteration or temporary removal of any Barrier Fencing;
- Oversee working within any Root Protection Area;
- Reporting to the Local Planning Authority;

The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site in accordance with Policy GP5 NLDP 2011-2026 (adopted January 2015).

05 The development shall be undertaken in accordance with an Arboricultural Mitigation and Tree Recovery Scheme for Tree T3 that shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared by a suitably qualified Arboricultural Consultant and shall include:

- a) An assessment of the impact of the existing retaining wall on the health and long-term viability of Tree T3;
- b) Measures to promote recovery and minimise the effects of root loss and soil disturbance;
- c) Details of any soil amelioration, mulching, irrigation, fertilisation or other arboricultural treatments considered necessary;
- d) A timetable for implementation and ongoing management;
- e) A monitoring programme, including annual inspections and reporting to the Local Planning Authority for a period of not less than three years.

The approved scheme shall be implemented in full in accordance with the approved timetable.

Reason: To protect existing green infrastructure on the site in the interests of visual amenity, biodiversity and overall sustainability. Policies SP1, SP9, GP2 & GP5.

06 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'R961 - GI Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: R961-05 A1 Proposed Elevations, R961-02 A1 Existing Plan and Elevations, R961 - GI Statement, R961-06 - Waterproofing Foundation Detail, R961-05 - Proposed Elevations, R961-04 A1- Proposed Plans, R961-03 - Proposed Site Plan, R961-02 - Existing Plan and Elevation, R961-01- Existing Site Plan, Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, 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.