

Delegated Decision Report

Application No:	25/1042	Statutory Period Expires:	29th December 2025
------------------------	----------------	----------------------------------	--------------------------------------

Site:	<i>Coc-Y-North Bungalow, Barn At Coc-Y-North Lane Rhiwderin Newport NP10 8RR</i>		
Proposal:	<i>NON-MATERIAL AMENDMENT APPLICATION VARY CONDITION 1 (APPROVED PLANS) OF 24/0274 CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS</i>		
Applicant:	<i>Williams</i>		
Type:	Non-Material Amendment	Ward:	Graig
Decision:	APPROVED WITH CONDITION		

1. BACKGROUND

- 1.1 The extant consent 24/0274 permitted the conversion of an existing barn into residential accommodation. The proposal seeks to amend the approved plans of the extant consent 24/0274 to allow for alterations to the external elevations as detailed in Section 3 below.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located to the west of Pentre-poeth and is accessed from Coc-Y-North Lane which links to the A467 to the north. The existing barn formed part of the existing property known as Coc-Y-North Bungalow and is now proposed to be subdivided to provide the new dwelling proposed. The site is located within the countryside and benefits from an isolated position with surrounded by open fields.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The installation of an additional window to the front elevation, amendment to ground level at rear patio doors, increased header depth above patio doors.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0274	CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS	Granted with conditions	20.02.2025

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)

- SP1 – Sustainability
- SP5 – Water Resources
- SP5 – Countryside
- SP8 - Special Landscape Areas
- SP10 – House Building Requirement
- SP13 – Planning Obligations
- GP1 – Climate Change
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H2 – Housing Standards
- H4 - Affordable Housing
- H5 - Affordable Housing Exceptions
- H6 – Sub-division of Curtilages, Infill and Backland Development
- H10 – Conversions in the Countryside
- H11 – Outbuildings and Extensions to Conversions
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards

6. CONSULTATION RESPONSES

6.1 No consultations requested.

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 proposed amendments to the elevations seeks to retain an existing blocked up window resulting in the addition of a window to the proposed front elevation. To the rear, it is noted that an accurate representation of the ground level below the proposed patio doors is now demonstrated. This has resulted in an increased area of stonework between the header of the patio doors and underside of eaves. The overall height of the building remains as per the extant consent. The south elevation alterations relating to the eaves height above

ground level, solely relate to the now accurate representation of the ground level. The resultant scheme would not increase any form of bulk, massing, or development.

- 8.3 The scale of the proposed alterations would not result in a change great enough to cause a different impact to that of the consented scheme. The proposed change is not harmful in terms of visual or residential amenity as views gained from the additional front elevation window would achieve views onto a public highway and field beyond nor would it result in an inappropriate additional opening within the traditional barn structure. The proposed alteration would not impact the interests of any third party or body. The scheme remains to accord with national and local planning policies. Therefore, the proposed alteration is non-material and the application is hereby approved subject to condition for development to be carried out in accordance with the submitted details.

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 subject to the following condition:

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

- Proposed Ground Floor Layout (Drawing ref: SD120 03D)
- Proposed Elevations (Drawing ref: SD120 02 05E)

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 GP2 and GP6 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.

03 This consent relates to changes involving the installation of an additional window to the front elevation, amendment to ground level at rear patio doors and increased header depth above patio doors only.