

Delegated Decision Report

Application No:	25/0782	Statutory Period Expires:	17th November 2025
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Site:	7 Canberra Crescent Newport NP20 3QP		
Proposal:	PROPOSED WIDENING OF EXISTING DRIVE		
Applicant:	L Bolwell		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2-storey detached dwelling located in the Allt-yr-Yn ward, on Canberra Crescent a residential street within the defined settlement boundary. The property benefits from off street parking to the front and side comprising of a garage and driveway, a garden area to the front and a private rear amenity space. The application site occupies an elevated position relative to the road with the topography of the land sloping up from the road towards the north.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the proposed widening of the front driveway. The development would result in an extended driveway consisting of a width of 6m, accommodating an additional parking space. Additionally, the development will construct a face brick retaining wall, along with the installation of an ACO drainage channel to prevent surface water runoff onto the highway. The proposed driveway material will be tarmac, matching the existing driveways surface.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0185	PARTIAL DEMOLITION OF EXISTING GARAGE, PART CONVERSION OF EXISTING GARAGE TO OFFICE, TWO STOREY REAR EXTENSION AND ASSOCIATED EXTERNAL ALTERATIONS	GC	14.05.2018

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.

4.1.51 - Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

T3 – Road Hierarchy. As a general principle, the provision for on-street parking, new frontage access and turning movements will be restricted in the interests of road safety and the efficient movement of traffic.

T4 – Parking. Development will be required to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: N/A

6.2 Local Highways Authority:

The applicant seeks to widen the existing driveway to provide additional off road parking provision. Subject to the driveway being hard paved and suitable drainage being employed to prevent surface water run off onto the adopted highway, I would offer no objection to the application.

Should the application be approved the applicant will need to contact Infrastructure to apply for the drop kerb and vehicle crossover to be widened

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 1.10.25

7.1 NEIGHBOURS: No comments

7.2 COUNCILLORS: No comments

7.3 COMMUNITY COUNCIL: No comments

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing therefore there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

- 8.2.1 The subject of this application is the widening of the existing drive that is positioned on the front of the dwellinghouse, therefore its visible within the public realm and will impact upon the amenity and character of the area, however given the limited change proposed it is not considered to result in a significantly different impact that would be harmful to the amenity or character of the area. Furthermore, the proposal states the new area of driveway will be constructed of tarmac. Therefore, it can be concluded that the continuation of the existing driveway material would not result in any unacceptable visual impact, nor would it appear incongruous within the public realm that would be harmful to the character/appearance of the area.
- 8.2.2 Furthermore, this type of development is common in the surrounding area, with many other dwellings on Canberra Crescent having similarly large driveways to accommodate two cars side by side. Therefore, the proposed extension is considered to be in-keeping with the character and amenity of the area.
- 8.2.3 The proposed retaining wall constructed on red brick is considered to result in a visually acceptable feature that would not prejudice the amenity or character of the area.

8.3 Residential Amenity:

- 8.3.1 The proposed development would result in the extension of the existing drive. While the level of hard surface will increase in the front garden, it would not result in an unacceptable impact when considering outlook, overbearing or overlooking impact. Therefore, it is considered to be acceptable, as the proposed development would not prejudice the living condition of the neighbouring occupiers to an unacceptable degree.

8.4 Highway/Pedestrian Safety:

- 8.4.1 The Local Authority's Highways Team has raised no objections regarding highway or pedestrian safety concerns. However, they advised that, should the application be approved, the applicant must contact the Infrastructure Team to request the widening of the existing dropped kerb and vehicle crossover.

8.5 Drainage:

- 8.5.1 Due to the development resulting in the potential of surface water run off onto the adopted highway, the Highways Officer was consulted on the development but considered it to acceptable as long as suitable drainage is implemented. To address this, the development will include an "aco" drainage channel to help mitigate any surface water runoff from the proposed widening of the drive onto the adopted highway. As a result, no objections have been raised.
- 8.5.2 The proposed material for the extended driveway is tarmac matching the existing drive, therefore, it would not be porous/permeable. However, given that a drainage channel is proposed this would satisfy the requirements of the General Permitted Development (Wales) Order. It is considered necessary to condition that the drainage channel is implemented prior to the development coming into beneficial use and maintained as such in perpetuity

8.6 **Biodiversity:**

- 8.6.1 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. In this case a hedgehog house has been proposed, this is considered to be appropriate when considering the scale and context of the development.
- 8.6.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.
- 8.6.3 A mature tree is present within the front garden area of the application site, the tree is not subject to a Tree Preservation Order nor is it located within a Conservation Area. The proposed works would result in some excavation which would occur outside of the estimated Root Protection Area, accordingly, it is considered that the development can be implemented without resulting in any adverse impact upon the trees vitality/longevity. The Council's Tree Officer has been consulted on this application however no response has been received at the time of writing, it is therefore assumed that no objection is raised to the proposed development. It is however considered necessary to condition that the development is implemented in accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction.

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 has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. DECISION

Approve subject to the following conditions

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan and Existing/Proposed Block Plans CC7 01, Proposed Layout CC7 03, Existing/Proposed Elevations CC7 04
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The biodiversity enhancement scheme as shown on approved plan Proposed Layout CC7 03 shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development. Reason: In the interest of ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. Prior to the development hereby approved coming into beneficial use, the "Aco drainage Channel" as shown on approved plan Proposed Layout CC7 03 shall be implemented and shall be maintained as such in perpetuity.
Reason: In the interests of Highway Safety.
4. The development hereby approved shall be carried out in strict accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction.
Reason: To ensure there is no unacceptable impact upon the health of the tree(s) on site , in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan and Existing/Proposed Block Plans CC7 01, Proposed Layout CC7 03, Existing/Proposed Elevations CC7 04

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP 2, GP 4, GP6, T3 and T4 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 Planning Permission is not a consent or the grant of a licence under the Highways Act. The applicant should contact the Highway Networks Section on 01633 656656 to arrange for the provision of a dropped kerb.