

Delegated Decision Report

Application No:	25/0461	Statutory Period Expires:	22nd August 2025
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Site:	<i>Land Encompassing 1 to 23 (Odds) Morley Close Newport NP19 9LS</i>		
Proposal:	EXTERNAL WALL INSULATION TO ALL ELEVATIONS, REPLACEMENT BALCONIES AND NEW / REPLACEMENT FENESTRATION, RELOCATION OF RAINWATER GOODS AND REMOVAL OF BIN STORES		
Applicant:	A. Borrie		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 1 to 23 Morley Close is a three-storey apartment block located in the Ringland Ward. The apartment block forms one of 3no identical blocks within the complex along Morley Close. The site is within the defined settlement boundary as identified in the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly characterised by a mix of semi-detached and terraced houses and apartment blocks.

2.2 Externally, the apartment block is primarily finished in a light red brick with white UPVC doors & windows, and the balconies are finished in smooth cream render.

3. DESCRIPTION OF DEVELOPMENT

3.1 External wall insulation (EWI) is proposed on all elevations some having a rendered appearance and some a brick appearance. The EWI of render appearance would not occupy the full width of the main elevations, rather it would measure 12.8m in width, spanning all 3no storeys along each half of the apartment block on the southeastern (front) elevation. On the northwestern (rear) elevation, the rendered sections would measure 14.5m in width above first floor level on either side of the apartment block:

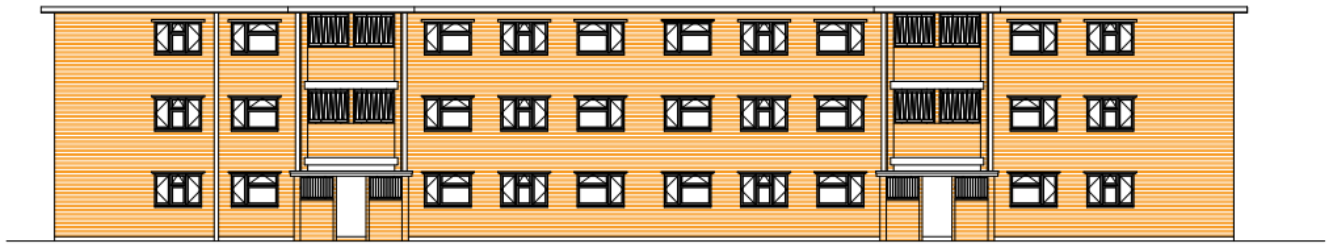
Existing SE Elevation



Proposed SE Elevation



Existing NW Elevation



Proposed NW Elevation



Side Elevations



- 3.2 It is proposed to replace the existing balconies on the southeastern (front) elevation. The existing balconies measure 2m in width, 1m in depth and 1.2m in height to the top of the metal railings. The proposed balconies would measure 4.8m in width (an increase of 2.8m), 1m in depth and 1.2m in height to the top of the metal railing. The proposed balconies would be built off a freestanding steel frame to minimise cold bridging. The balconies would include stainless steel close-mesh insert panels for privacy.
- 3.3 It is proposed to replace the existing white UPVC windows with new UPVC windows and doors. The window style and dimensions would remain the same as existing on each of the flats however the windows to the existing stairwell would be replaced with a new curtain glazing system. The no. of windows along the stairwell would be reduced from 24no to 20no and the proposed glazing would reduce the no. of frames, replacing the existing with more

contemporary style glazing.

- 3.4 It is proposed to remove the 2no existing bin stores at ground level on the northwestern (rear) elevation. Each bin store protrudes 1.8m from the façade and measures 3.8m in width, 2.4m in height and 2.2m in depth. See the side elevation drawing above that outlines the demolitions in red. The retained elements of the bin store would be made good including addition of the proposed cladding material.
- 3.5 Other works include the relocation of downpipes from guttering for improved access for maintenance.

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.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER

No response received to date.

6.2 ENVIRONMENTAL HEALTH

No response received to date.

- 6.3 **WASTE MANAGER**
No objection. There is no requirement for waste services.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 27.06.2025.

- 7.1 **NEIGHBOURS:** 44no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The apartment block occupies a corner plot between Hendre Farm Drive and Ringland Circle, making it highly visible from the highway. Moreover, it is situated on top of an embanked grass verge, making it highly prominent against the otherwise flat backdrop.

- 8.2 It is considered that the existing building holds a consistent, uniform design, including, fenestration of equal dimensions/design and harmonious materials and therefore, any changes to this elevation should keep some form of consistency across the unit. The proposed changes, whilst of a different design to the existing, hold a uniform appearance across the unit and therefore, appears coherent. There is no merit to keep the design of the existing balconies and given that a uniform design across the unit would be maintained, the proposed balconies would not detract from the existing design of the building.

- 8.3 The existing balconies are more solid in appearance, whereas the proposed balconies would consist of stainless steel close-mesh panels set upon steel beams, contributing to a more lightweight appearance. When assessing the context of the site, and the design of the surrounding apartment blocks, the existing balcony design (solid render) can be observed, so the proposed balconies would appear somewhat out of context in this location. Nevertheless, it is considered that the surrounding balconies provide little aesthetic value, and it is not beneficial in design term to keep or replicate this balcony form, so although the proposed balconies would not be in-keeping with the surrounding blocks, they would not cause significant harm to design objectives overall. Additionally the improved usability of the new balconies and the benefits to thermal performance are clear benefits that should be given weight. Therefore, on balance the proposed replacement balconies are considered acceptable and comply with Policy GP6 (Design).

- 8.4 The existing façades feature white-framed windows. It is proposed to replace the windows with UPVC windows of identical dimensions and design. No additional windows are proposed. Given that the windows are broadly like-for-like replacements, it is not anticipated that the proposed windows would detract from the character and appearance of the building and a consistent design would be maintained across all elevations.

- 8.5 External Wall Insulation (EWI) is proposed on all elevations, some having brick appearance and some having a rendered appearance. See drawing extracts above for its disposition on the building. No smooth rendered finishes are currently provided on the application building or its near neighbours and prevailing materials in the area are red brick and pebble dashing. Nevertheless, it is considered that the introduction of render would not cause significant harm to the appearance of the apartment block or the wider area and the absence of render on adjacent apartment blocks does not preclude the proposed development.

- 8.6 Regarding the removal of the bin stores, it is considered that these structures are of no architectural/aesthetic significance and their removal would not cause detriment to the character of the apartment block. However the loss of bin storage is not desirable and the application of a condition to ensure satisfactory alternative arrangements are secured is appropriate.



Residential Amenity

- 8.7 It is proposed to increase the width of each balcony on the southeastern elevation by 2.8m. Despite the increased width, it is considered that there would not be an adverse privacy impact over and above the existing situation, given that any views afforded from the balcony can already be achieved from the existing balcony and windows. As such the proposal is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026.
- 8.8 It is not proposed to enlarge any aspect of the building aside from the increase in the width of the balconies; therefore, it is not anticipated that the development would impact any neighbouring properties by means of a loss of light or an overbearing effect.

8.9 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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved 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 The proposed development would not harm the visual amenities of Hendre Farm Drive and Ringland Circle. Although the development is not in keeping with surrounding apartment blocks, there is no merit to replicate the existing development, and the proposed changes would not cause significant harm to the character and appearance of the building.

11. DECISION

GRANTED WITH CONDITIONS

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

- Morley Close – GA 300
- Morley Close – GA 001
- Morley Close – Proposed Elevation
- Proposed Elevations
- Proposed Site Location/Block 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.

Pre-commencement

02 Prior to the commencement of development, a biodiversity enhancement scheme including an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented as agreed and retained thereafter.

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

Pre-construction

03 Details of the storage and collection of waste & recycling shall be provided in writing to the Local Planning Authority before the existing bin stores are demolished. Following the LPA's written agreement to those details the new arrangements for the storage and collection of waste and recycling shall be put into operation within 3 months of the removal of the existing bin stores. The agreed arrangements shall be maintained thereafter.

Reason: to ensure that waste and re-cycling can be efficiently stored and collected in the interests of sustainability, residential amenity and the servicing of the site. Policies SP1, GP2 and W3.

04 No External Wall Cladding shall be installed on the building until such a time as the details of the design, colour(s) and texture of that cladding has been submitted to the LPA in writing. Following the written agreement of the LPA the development shall proceed using the agreed external materials.

Reason: in the interests of good design and visual amenity. Policies GP2 & GP6.

General Conditions

05 The new balconies shall be provided within 6 months of the removal of the old balconies.

Reason: to ensure that private outdoor amenity space continues to be provided to residents. Policy GP2 and the 'New Dwellings' SPG.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Morley Close – GA 300, Morley Close – GA 001, Morley Close – Proposed Elevation, Proposed Elevations, Proposed Site Location/Block Plan, Morley Close – EX 001, Morley Close – Existing Elevation, Existing Elevations.

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.