

Delegated Decision Report

Application No:	25/0463	Statutory Period Expires:	22nd August 2025
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Site:	6 Mulcaster Avenue Newport NP19 4NP		
Proposal:	TAKE DOWN EXISTING BREEZE BLOCK WALL, REMOVE BUSH/HEDGE AND ERECT A COMPOSITE FENCE		
Applicant:	M. Clifford		
Type:	Full	Ward:	Lliswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a two-storey semi-detached dwelling located on Mulcaster Avenue in the Lliswerry Ward. Externally, the property is finished in a combination of textured white render and red brick with black UPVC windows.
- 2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. Surrounding the property are predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The removal an existing breeze block wall, bush/hedge and the erection of composite fence is proposed. The existing breeze block wall measures 1m in height and 5.2m in depth along the western (side boundary) and for a return of 3.4m towards the property to separate the front and rear garden. The existing hedge measures between 3.5m in width and 2.43m and 2.74m in height, for a depth of 13m along the western (side) boundary).
- 3.2 A 1.8m composite fence is proposed along the western side boundary. The fence would be of modern slatted design with a textured woodgrain finish in a teak finish. The fence would be attached to dark grey composite posts and incorporate a dark grey trellis style feature at the top.

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 HIGHWAYS OFFICER: No objection

The proposed fence is not within highway and does not obstruct junction or drive visibility splays. There are therefore no highway related objections.

6.2 ECOLOGY OFFICER: No response received to date.

6.3 LANDSCAPE OFFICER: No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 30/06/2025.

7.1 NEIGHBOURS: 9no neighbours were consulted. No representation have been received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance

No.6 Mulcaster Avenue occupies a corner plot between Mulcaster Avenue and Willow Close, meaning the proposed fence would be highly visible when viewed from the highway. A 1.8m fence is a typical feature for a residential curtilage and several wooden/fenced boundary treatments of similar character can be observed throughout Mulcaster Avenue.

8.2 The property currently benefits from a dense mature hedge along the western boundary. The proposal would result in the loss of this hedge which currently provides a pleasant setting. It is sought to replace the hedge with a 1.8m horizontal slatted composite fence in a teak textured woodgrain finish. As forementioned, several fences of a similar ilk can be observed throughout Mulcaster Avenue, including at no.4 which occupies the adjacent corner plot. The adjacent fence at no.4 is a 1.5m tall feather board fence in a dark stain, spanning the entire side boundary and set back approximately 1m from the front elevation of the dwelling. Similar fences can be observed at nos.20 and 22 Mulcaster Avenue, both of which occupy corner plots on either side of Meads Close. The proposed fence at no.6 would measure 1.8m in height, including the decorative trellis and would be set back approximately 8m from the front elevation of the dwelling. While it is acknowledged that the removal of planted boundary treatment is not preferable, it is considered that given the immediate context and the presence of multiple fenced treatments in the vicinity, the introduction of a fence along this boundary would not cause significant harm to the visual amenity of the streetscene in this

instance.

8.3 **Residential Amenity**

It is not anticipated that the fence would impact neighbouring amenity by means of an overbearing effect, nor loss of light, given that the fence would replace a hedge which is larger in height and scale.

- 8.4 Moreover, it is not anticipated that the fence would impact neighbouring properties by means of a loss of privacy. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

Biodiversity

- 8.5 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 development would not harm the visual or residential amenity of Mulcaster Avenue. A condition will be added to ensure a biodiversity enhancement scheme is provided to compensate for the loss of a hedgerow. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

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

- Proposed Fence Details
- 1000139186
- Location Plan
- Screenshot_20250608_201023_Photos
- Cover Letter 6 Mulcaster Avenue

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 Prior to the commencement of development, a biodiversity mitigation / enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved details within 3 months of the removal of the hedge.

Reason: To mitigate for the loss of green infrastructure and to provided biodiversity enhancement as required under national policy. Policy SP9 and GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Fence Details, 1000139186, Location Plan, Screenshot_20250608_201023_Photos, Screenshot_20250625_130439_Photos, Screenshot_20250625_125951_Photos, Screenshot_20250625_125705_Photos, Screenshot_20250625_125106_Photos, Screenshot_20250625_124907_Photos, Screenshot_20250625_124655_Photos, 1000139188, 1000139186, Location Plan, Cover Letter 6 Mulcaster Avenue, Screenshot_20250608_203051_Photos, Screenshot_20250608_203035_Photos, Screenshot_20250608_203015_Photos, Screenshot_20250608_202057_Photos, Screenshot_20250608_201023_Photos, 20250605_171404, 20250605_171356, 20250605_171345, 20250605_171330,

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.