

Delegated Decision Report

Application No:	25/0521	Statutory Period Expires:	26th August 2025
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Site:	37 Clevedon Road Newport NP19 8NA		
Proposal:	EXTENSION TO EXISTING REAR RAISED DECKING AREA, AND REPLACEMENT OF EXISTING PERGOLA WITH A GARDEN ROOM TO BE USED FOR REMOTE WORKING		
Applicant:	J Edmonds		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is a semi detached dwelling located at 37 Clevedon Road in the Beechwood Ward.

2.2 The property is set down to the south of the highway behind a small front garden enclosed by dwarf wall and hedge. To the rear, the topography of the site like many properties in this area significantly slopes away to the south. The application site adjoins no.39 to the west and located to the east is no.35. The rear boundary backs onto an access lane at Swinburne Close.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to extend the existing raised decking in width (west) and in depth (south) to an overall size of 8.50m by 4.14 m. Either side of the decking would be screened by a 1.80m frosted glazed screen to protect views to neighbouring properties either side. The void beneath the raised platform would provide storage for the applicant.

3.2 The second element of the application includes removal of a timber framed pergola from an area of existing hardstanding approximately halfway down the garden and construction of a garden room. The garden room would measure 3.65m by 4.80m and would have a monopitched roof measuring between 2.10m and 2.60m in height. It would be finished with a larch cladding, EDPM roof and would comprise of a bifold door in the western elevation and window in the southern elevation.

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)

SP1, GP2, GP5 and GP6

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 4th July 2025.

7.1 NEIGHBOURS: 2no. properties with common boundaries were consulted and no responses have been received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

8.1.1 The House Extensions and Domestic Outbuildings SPG states *“An outbuilding should be erected in a back garden, and if possible, out of public site.”* The proposed garden room is located within the rear garden of the property and replaces an existing timber pergola in the same location and of a broadly comparable footprint. To the rear of the site is an access lane from Swinburne Close, but it is not considered that the proposal would have significant levels of public visibility. In any case, the rear garden is large and the proposed outbuilding is sympathetic in scale and size and owing to the topography of the site any potential views would be set against the back drop of the existing dwelling. The proposed materials are typical to that of a residential setting and the overall design is acceptable.

8.1.2 Similarly, the extension of the raised decking to provide additional level amenity space for the property is considered to be of an acceptable scale and design. Raised areas are not atypical of the properties within the area owing to the topography of the location and the composite decking material proposed is robust and in keeping with the residential setting. The use of glass balustrade is acceptable, as is the use of frosted glass privacy screens either side of the decking.

8.1.3 The proposed design and appearance of the proposal is acceptable and complies with Policy GP2(ii) and GP6 of the NLDP 2011-2026 (adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG.

8.2 Residential Amenity:

8.2.1 Policy GP2 states that development will be permitted where;

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

8.2.2 The proposed decking will extend the provision of raised amenity space directly to the rear of the property, and this has the potential to impact neighbouring residential amenity. 35 Clevedon Road to the east have an existing raised decking that currently extends deeper than the existing decking at the application site and there is a degree of mutual overlooking

or overlooking towards the application site. However, the 1.80m frosted glass privacy screen would prevent views between raised areas and will secure the amenity of both properties.

- 8.2.3 The extension of the decking to the west would result in a closer relationship between the existing raised decking and no.39. The decking would be marginally set off the shared boundary to offset some impact and the glazed privacy screen would prevent views. Whilst the location and height of this screen would result in an enclosure close to the rear window of no.39, which is understood to serve a living room and therefore protected, only the horizontal 45 degree splay would fail. Section 5.10 - 'Loss of Daylight' of the SPG looks at the 45 degree tests and concludes that both the horizontal and vertical 45 degree test would need to fail in order for an impact to be unacceptable. Furthermore, the fact the screen is set slightly off the shared boundary, would be partially screened by the fence at no.39 and would be constructed of a frosted glazed material then the impact would not be considered overbearing. A condition will be required to secure the implementation of both privacy screens and their minimum level of obscure glazing prior to the first use of the raised area approved as well securing future retention.
- 8.2.4 The proposed outbuilding is of a sympathetic scale and design and replaces a comparable pergola structure within the rear garden. It is set well away from the neighbouring dwelling and its limited size would not cause any adverse impact on the residential amenity of no.35's garden.
- 8.2.5 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015) and the House Extensions and Domestic Outbuildings SPG.

8.3 **Biodiversity & Ecological Enhancement:**

- 8.3.1 Paragraph 6.2.12 of Planning Policy Wales (PPW) Edition 12 states that a Green Infrastructure Statement (GIS) should be submitted with all planning applications and that this will be proportionate to the scale and nature of the development and will describe how green infrastructure has been incorporated into the proposal. Given the nature of the application and that the raised amenity space and outbuilding are to be constructed on existing hardstanding, there is no impact on biodiversity and therefore in accordance with the Stepwise approach 'avoidance' is achieved.
- 8.3.2 Chapter 6 of PPW12 also requires all development to provide proportionate ecological enhancement. This application has included the addition of a bird box to be installed on the dwellinghouse. This is acceptable an acceptable and proportionate enhancement and it can be secured by a suitably worded planning conditions.
- 8.3.3 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

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 compliant with the NLDP 2011-2026 (adopted January 2015) policies and adopted Supplementary Planning Guidance.

10.2 As such, the application is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents: Drawing No. A2 – Proposed Design; Drawing No. A3 – Proposed Site 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 –occupation conditions

Privacy Screens

02 Prior to the first beneficial use of the raised decking hereby approved, the 1.8m obscure glazed privacy screens as shown on the approved plans shall be provided to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

Biodiversity Enhancement

03 Prior to the first use of the development hereby approved, the proposed bird box shown on the approved plans shall be installed and retained thereafter.

Reason: To ensure provision of biodiversity enhancement at the site in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and PPW12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Drawing No. A3 – Existing Site Plan; Drawing No. Existing Survey.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 & 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.