

Delegated Decision Report

Application No:	25/0920	Statutory Period Expires:	30th January 2026
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Site:	60 Glanwern Avenue Newport South Wales NP19 9DH		
Proposal:	NEW CAR PARKING AREA/DRIVE AND NEW VEHICLE AND PEDESTRIAN ACCESS		
Applicant:	E. Williams		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property sits at the end of a row of 4no terraced properties. This section of Glanwern Avenue is made up of staggered rows of terraced properties that are set down and set back from the highway with generous front tiered gardens. There is a strong sense of uniformity present with low front boundary treatments with tiered or sloping gardens that are generally quite open in nature.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the creation of a new vehicular access and driveway as well as pedestrian access to the front of 60 Glanwern Avenue. The access would measure a width of 2.76m. The proposed driveway is an irregular shape measuring a maximum depth of 8.6m and width of 9.2m. A 2.75m wide section of the front boundary wall would be removed to accommodate the access and the remainder of the wall would be reduced to a height of 600mm to achieve pedestrian visibility splays. Parts of the garden would be re-graded to provide the parking area and new block paviour surfacing would be provided to replace the existing gravelled finish.

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)

Polices GP2 (General Amenities), GP4 (Highways and Accessibility) and GP6 (Quality of Design) of the adopted Newport Local Development Plan 2011-2026 (NLDP) are relevant.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The 'house extensions and domestic outbuildings' and 'parking standards' SPG are relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection subject to conditions:

No part of the development hereby approved shall be occupied until the visibility splays defined on Drawing No. PL13 2209 rev A are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the highway when entering the site in the interests of road safety.

6.2 NCC Landscaping: No objections in principle but I would have some informative suggestions: Further planting, such as an ornamental hedge, could be introduced behind the existing front boundary wall to mitigate the visual impact of the proposed parking area from the public highway. Sustainable materials e.g. permeable paving etc. would be encouraged.

There are currently insufficient hard and soft landscape proposals, therefore the following information should be conditioned and submitted for approval:

- An appropriate landscape/planting plan with details to include:

- o Species
- o Specification
- o Size
- o Spacing
- o Position

- A hard landscape/materials plan with details to include:

- o Surfacing
- o Edging
- o Boundary treatment
- o Enclosures
- o Steps/structures

It is recommended that a suitably qualified landscape professional is commissioned to undertake the above requirements.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 12/11/2025 and no comments were received.

8. ASSESSMENT

8.1 Movement:

The proposed plans show the creation of a vehicular access and driveway to the front of the property. Adequate pedestrian visibility splays have been shown as well as surface water drainage details. The Council's Highways Officer offers no objection to the application subject to conditions being attached to the consent requiring the visibility splays to be provided and adhered to as well as a condition restricting the insertion of gates to the vehicular access.

8.2 Visual Amenity/ Character and Appearance;

A 2.76m wide section of the front boundary wall would be removed to accommodate the new access and driveway resulting in a large section of the front wall remaining. The land would be graded down towards the property, following the level of the existing

garden, reducing the visual impact and need for extensive retaining walls. A large section of the garden would remain untouched. The Council's Landscape Officer has requested that a condition be attached requiring the submission of a soft and hard landscape plan. However, the existing garden is all hard surface with little greenery present. The proposal includes the planting of a tree, an area of wild garden and an area of pollinator plants. It is therefore considered that given the existing situation, the green infrastructure on site will be enhanced and further planting is not required in this instance. In terms of hard landscape details, the existing boundary wall is to remain albeit reduced in height. Overall, it is considered that the proposed works would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

8.3 Residential Amenity:

The neighbouring properties either side of the application property are set a considerable distance from the proposed development. As such, owing to the location and scale of the works, it is considered that they would not result in a harmful impact on residential amenity.

8.4 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The proposed plans show the addition of a tree, insect hotel, bee hotel, wild garden area and area of native species pollinator plants. It is considered necessary to attach a condition to for these to be provided to ensure that a net benefit is provided to biodiversity as part of the application.

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 By reason of its location, scale and design it is considered that the proposed development is acceptable that planning permission is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed and Section AA Drawing No.PL13 Rev A and Layout and Front Elevation as Proposed Drawing No.PL14 Rev A.

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 No part of the development hereby approved shall be used until the visibility splays defined on Drawing No.PL13 Rev A are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

03 Prior to first beneficial use of the development hereby approved, the ecological enhancements shown on the Site Layout as Proposed and Section AA Drawing No.PL13 Rev A shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12 and Policy GP5.

04 The driveway hereby approved shall be constructed in accordance with the surface water drainage details as shown on Site Layout as Proposed and Section AA Drawing No.PL13 Rev A and shall be retained thereafter for the lifetime of the development.

Reason: To ensure appropriate surface water drainage. Policies SP3 and GP1.

05 No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the highway when entering the site in the interests of road safety. Policy GP4.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Layouts as Existing and Section Drawing No.PL10, Elevation as Existing and Section Drawing No.PL11, Layout as Existing Drawing No.PL12, Site Layout as Proposed and Section AA Drawing No.PL13 Rev A and Layout and Front Elevation as Proposed Drawing No.PL14 Rev A.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP3, GP1 GP2, GP4, 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.