

Delegated Decision Report

Application No:	26/0195	Statutory Period Expires:	6th July 2026
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Site:	8 Routes View Llanwern Newport NP18 2DR		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 03 (BIO DIVERSITY ENHANCEMENT) AND 04 (HARD SURFACING) OF PLANNING PERMISSION 25/1058 FOR ERECTION OF A TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR</i>		
Applicant:	K Shelley		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission for the erection of a two-storey side extension, a new front porch and the repositioning of the front entrance door was granted with conditions in January 2026 under application ref.25/1058.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is located within the semi-rural area of Llanwern / Newport and is accessed from Langstone Lane. The site is within countryside as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. To the west of the site is Great Milton Park residential development and the A48 Southern Distributor Road.
- 2.2 The property is a two-storey, end of terrace dwelling located in a generous sized curtilage. The principal elevation of the dwelling faces southeasterly towards Langstone Lane. The external elevations of the dwelling are finished in a pebbledash render and fenestration comprises of white UPVC windows with diamond grid muntin.
- 2.3 Due to the established layout of Routes View, the curtilage abuts an open field to the north, west and east and all elevations of the property can be seen from public vantage points. The front elevation of the site and neighbouring properties are visible from Langstone Lane, and the rear elevation is visible from Routes View and a Public Right of Way located to the West of the curtilage. No.8 Routes View forms the end dwelling of a row of 4no terraced dwellings with a strong building line that has not been unduly altered by the presence of front, nor side extensions.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking a partial discharge of Condition 03 (Biodiversity Enhancement) and Condition 04 (Hard Surfacing) of application ref.25/1058.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1058	ERECTION OF A TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR	GRANTED WITH CONDITIONS	29.01.2026
24/0906	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR	REFUSED	02.01.2025
25/0137	TWO STOREY SIDE AND SINGLE STOREY	REFUSED	24.04.2025

	REAR EXTENSION WITH INTERNAL REMODEL, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR		
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5. PLANNING POLICY

5.1 N/A

6. CONSULTATION RESPONSES

6.1 LANDSCAPE OFFICER

From a landscape perspective, the hard surfacing details are just about acceptable although more information on edging and retaining structures would be welcome.

6.2 ECOLOGY OFFICER

No response received to date.

6.3 HIGHWAYS OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 Condition 03 (Biodiversity Enhancement) reads:

“Prior to the commencement of development, a biodiversity 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 plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

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

8.2 The application proposes the installation of 2no bird boxes in the rear garden, 1no bat box on the roof of the existing dwelling and bee friendly wildflower planting in the front garden.

8.3 The details provided are commensurate with the approved scheme and sufficiently address the requirements of Condition 03 insofar as it relates to the submission of a scheme of biodiversity enhancement, although the scheme remains to be implemented and adhered to.

8.4 Condition 04 (Hard Surfacing) reads:

“No new hard surfacing for the parking and manoeuvring of vehicles shall be provided on the site until such a time as written details of the new areas of hardstanding, their location and area, the materials they are to be made from, including kerbing and the means to drain them to porous / permeable areas within the site have been provided in writing to the LPA. Following the written agreement of the LPA the new areas of hard surfacing shall be provided prior to the first beneficial use of the development hereby approved and they shall be retained as approved thereafter.

Reason: to ensure there is sufficient parking on the site, to reduce surface water run-off, and to secure well designed and visually acceptable development in a prominent location on the urban fringe. Policies SP3, GP1, GP2 and GP6.”

8.5 The application is accompanied by a landscaping plan and a covering letter which provides details of the location, area and materials of all new hard surfacing, including details of surface water drainage. The proposed driveway and parking area will be finished in tarmac, and the extent and layout of the hardstanding are clearly shown on the submitted drawing. An ACO linear drainage channel drain would be installed along the edge of the tarmac

driveway, positioned to intercept surface water runoff. The ACO drainage channel will discharge into a private surface water drainage system.

- 8.6 The Council's Landscape Officer was consulted and initially noted that insufficient information had been provided in relation to soft landscaping however the conditions do not relate to soft landscaping. The Landscape Officer also notes that there is no indication that sustainable materials will be used nor any attempt to integrate SuDS components however the additional hard surfacing is only marginally above the existing and a significant portion of the front lawn is to be retained. The Landscape Officer noted that from a landscape perspective, the hard surfacing details are just about acceptable and therefore, the permeable tarmac surface is considered acceptable in this instance.
- 8.7 The details provided sufficiently address the requirements of Condition 04 insofar as it relates to the provision of hard surfacing details, although the scheme remains to be implemented and adhered to.

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 information submitted provides sufficient details relating to a biodiversity enhancement scheme and hard surfacing details. The information is sufficient to partially discharge Condition 03 (Biodiversity Enhancement) and Condition 04 (Hard Surfacing) of application ref.25/1058

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2024-10-31T162048.911010.Rev00 - Site Location Plan, 014.Rev00 - Biodiversity Plan (2) (1), 015 Landscaping Plan REV 02.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.