

Delegated Decision Report

Application No:	25/0650	Statutory Period Expires:	9th September 2025
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Site:	<i>Tanglewood Tregarn Road Langstone Newport NP18 2JS</i>		
Proposal:	NON-MATERIAL AMENDMENT TO VARY CONDITION 1 (APPROVED PLANS) OF 24/1037 INCREASED HEIGHT OF DORMER BUNGALOW TO CREATE ADDITIONAL FIRST FLOOR ACCOMMODATION. CONVERSION OF GARAGE AND A SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE. AMENDMENTS INCLUDE LOWERING HEIGHT OF ROOF AND CHANGES TO WINDOWS		
Applicant:	<i>D Bowen</i>		
Type:	Non-Material Amendment	Ward:	Bishton And Langstone
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

24/1037	INCREASED HEIGHT OF DORMER BUNGALOW TO CREATE ADDITIONAL FIRST FLOOR ACCOMMODATION. CONVERSION OF GARAGE AND A SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE	GRANTED WITH CONDITIONS
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8. ASSESSMENT

8.1 This application seeks non-material amendments to the above planning permission. The changes are described as follows:

Roof

The ridge height is to be reduced in height from the 8.8m permitted to 8.17m as now proposed.

Windows

One of the approved skylights in the single-storey extension is to be removed. One of the approved windows in the first floor of the main side elevation is to be removed.

8.2 The plans are representative of the above changes.

8.3 Section 96A of the Town and Country Planning Act 1990 allows a non-material amendment to be made to an existing planning permission. Whilst there is no statutory definition of a 'non-material amendment', the Authority must consider;

1. the scale of the proposed changes and whether they are great enough to cause an impact different to that caused by the original approved development, and whether that change would have a detrimental impact either visually or in terms of local amenity;
2. whether any third party or body would be disadvantaged in planning terms; and
3. if the proposed change conflicts with national or development plans policies.

8.4 The proposals are not considered to result in conflict with any of the above considerations. The proposed height is being lowered, the reduction in rooflights is in an extension that is not highly visible from public realm and a side bedroom window is being removed, all of

which reduce the changes proposed and do not cause an impact different to the approved development. No third party is disadvantaged and the proposal does not conflict with development plan policies.

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 changes would not conflict with the relevant considerations and are considered to be non-material.

7.2 The application is approved with conditions.

11. DECISION

APPROVED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed front and back elevation, Ground floor proposed, Proposed side elevations.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed front and back elevation, Ground floor proposed, Proposed side elevations, site location plan, Planning Statement.

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.