

Delegated Decision Report

Application No:	26/0399	Statutory Period Expires:	17th July 2026
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Site:	19 Pentwyn Terrace Marshfield Cardiff CF3 2TW		
Proposal:	PROPOSED GARDEN ROOM IN REAR GARDEN		
Applicant:	C Wilbraham		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey mid terraced dwelling located in the Tredegar Park and Marshfield Ward, on 19 Pentwyn Terrace a residential street within the defined settlement boundary. The property benefits from a rear private amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for an outbuilding to be located within the rear garden. The structure would measure 7.5m in depth, 2.8m in width, and a maximum height of 2.7m. The outbuilding will consist of a mono pitched roof and will externally be constructed of timber cladding & metal sheets with a mono pitched roof consisting of EPDM rubber membrane.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
12/0226	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR EXTENSION	GC	11.05.2012

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)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.1 HENEB:

Thank you for consulting us about this application; consequently, we have reviewed the detailed information contained on your website and can confirm that the proposal will require archaeological mitigation.

We have consulted the regional Historic Environment Record (HER) and note The application area is situated within the Newport Archaeologically Sensitive Area (ASA), and c.50m from the boundary of the Gwent Levels Registered Landscape of Outstanding Historic Interest. Located on the intersection between the solid geology of the Old Red Sandstones and the alluvial marshes of the Wentlooge Level, it is a likely site for settlement in all periods, allowing the exploitation of the wooded hills, the good agricultural land of the lower slopes and the marshland of the Levels.

The suitability of such geological interfaces as likely settlement sites is clearly demonstrated in the immediate area by the medieval settlements of Marshfield, Coedkernew and Blacktown, where archaeological evaluation has shown evidence of the medieval settlement of the area. The historic Ordnance Survey maps of 1833 and 1886 show a small settlement marked as Three Elms, with buildings, a trackway and a well located to the south east of the development area.

The proposal involves the construction of a garden room in rear garden. Whilst the works are of small scale, the proposal is in an area of high archaeological potential, where nearby, previous archaeological works have revealed evidence of Medieval settlement. As such, there is potential to encounter buried archaeological material during the groundworks.

Therefore, it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements) including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has

been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that: *The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 02.06.2026

7.1 No comments:

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

8.2.2 The subject of the application is the erection of an outbuilding the rear garden of the dwelling. Due to a lane running behind the rear of the dwelling, the development will be partly visible from the public realm and therefore will impact upon the amenity and character of the area. Furthermore, the external finishes are proposed to be timber cladding & metal sheets with a mono pitched roof consisting of EPDM rubber membrane. However, the outbuilding is limited in height and therefore would not appear unduly prominent. As a result, the scale and design of the proposed development are considered to be acceptable and to avoid any unacceptable adverse visual impact. Accordingly, the proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 Residential Amenity:

8.3.1 The development is proposed with a max height of 2.7m, given the intervening boundary treatments and the overall scale of the outbuilding, it is not considered that the proposed development would result in any unacceptable level of overbearing. Furthermore, due to the roof form sloping up from the common boundary with the neighbouring property along with the overall height of the outbuilding, it is considered that there would be no unacceptable impact upon the living conditions of neighbouring occupiers in relation to daylight or overlooking.

8.4 Biodiversity:

8.4.1 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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement scheme shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

8.5 **Archaeology:**

- 8.5.1 Due to the location of the site within an Archaeologically Sensitive Area and the proximity to the Gwent Levels Registered Landscape of Outstanding Historic Interest, HENEB were consulted on the application. While no objection was raised, a condition aiming to protect the Archaeologically Sensitive Area was suggested to be attached to any positive decision. As a result, the suggested condition is considered necessary and relevant to the development and should therefore be attached to any planning permission granted.

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 is considered to be acceptable and to accord with the requirements of the relevant local and national planning policies, therefore this application is recommended for approval subject to conditions.

11. **DECISION GRANTED ITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Proposed Rear/Side elevations (23) 210, Proposed Rear Garden and Proposed Side Elevation Plans (23) 200
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. 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 undertaken 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).
3. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Rear/Side elevations (23) 210, Proposed Rear Garden and Proposed Side Elevation Plans (23) 200

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

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.