

Delegated Decision Report

Application No:	25/0923	Statutory Period Expires:	23rd December 2025
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Site:	15 Caernarvon Drive Rhiwderin Newport NP10 8QT		
Proposal:	REPLACEMENT AND EXTENSION OF DRIVEWAY TO FRONT OF DWELLING		
Applicant:	P Johnson		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey, detached dwelling, located on Caernarvon Drive, a residential street within the Graig ward. The site currently benefits from a garden area and a driveway located to the front of the property. The current driveway is sloping slightly towards the property. The topography of the land comprises of a gentle slope.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to widen the existing driveway from 3.4m wide to 5m. A 1m pathway would also be erected to the west of the site. The retained garden area would measure 3.5m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
19/0570	ERECTION OF FIRST FLOOR SIDE EXTENSION	GRANTED

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)
Policy GP6 (Quality of Design)
Policy TP4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection.*

The proposed drive is now reduced in width, and the footway crossing should be in line with the drive (not including the footway).

The applicant should refer to the notes below regarding the footway crossing and note that the permission for the footway crossing is separate and independent of the planning process.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30.10.2025.

7.1 NEIGHBOURS:

One neighbour representation was received with concerns regarding the Inspector chamber and drainage matters.

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *Graig Community Council has no objections to this application.*

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**

8.2.1 It is proposed to remove part of the green frontage and replace with paving. Whilst it is considered that the green space contributes positively to the pleasant amenity of the streetscape, it's removal would not result in an unacceptable detrimental effect on the visual amenity of the streetscape. It is also noted that other properties in the immediate area have replaced their entire green frontage with paving and therefore this would not be out of character. Therefore, the proposal is considered to be acceptable in regards of its visual impact and impact upon the character and appearance of the area and is compliant with Policies GP2 and GP6.

8.3 **Residential Amenity**

8.3.1 The proposed development due to its nature, scale and relationship with the closest neighbouring properties would not result in any unacceptable impact upon the living conditions of occupiers of neighbouring.

8.4 **Drainage/ Flooding**

8.4.1 Given the limited extent of the application site and that the materials are proposed as permeable and as the site gently slopes towards the site there would be no requirements for a drainage scheme and the proposal accords with the requirements of the GPDO. It is however considered necessary to attach a condition to ensure that the development is constructed using permeable materials and is maintained as such for the lifetime of the development.

8.5 Highways

- 8.5.1 The Local Highways Authority have been consulted on this application and raise no objections to the proposed development in respect of pedestrian or highway safety however note the requirement for the applicant to obtain the other necessary consents. Therefore, it is considered that the proposal is compliant with Highway safety and Policies GP4.

8.6 Biodiversity

- 8.6.1 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. The proposals do not include any biodiversity enhancement or compensation for the loss of green infrastructure; therefore, this will be conditioned below.

8.7 Response to Third Party Comments

- 8.7.1 One neighbour has concerns regarding access to the inspection chamber. The applicant has confirmed that the Inspection chamber will still be accessible. Notwithstanding the access to the inspection chamber being maintained this would be a civil matter that falls outside the remit of the T&CPA and therefore would not result in the refusal of this 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 The proposed development would not have an adverse impact upon visual amenity, character and appearance of the surrounding area, and highway safety. Accordingly, it is granted with conditions.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Existing Floor Plan, Site Location Plan, Revised Plan 16th March.

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 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 and shall be retained thereafter.

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

03 The development hereby approved shall be constructed using porous or permeable materials only and shall be maintained as such for the lifetime of the development.

REASON: To ensure Surface Water Drainage is managed onsite.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing Floor Plans, Revised Plan 16th March.

02 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

03 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and T4 were relevant to the determination of this application.

04 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.