

Delegated Decision Report

Application No:	25/0609	Statutory Period Expires:	1st October 2025
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Site:	7 Greenmeadow Road Newport South Wales NP19 4LP		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (MATERIALS) OF 25/0337 FOR DEMOLITION OF EXISTING SHEDS AND CONSTRUCTION OF A NEW 7M X 3M SHED FOR CHICKENS		
Applicant:	Bashir		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission was approved to demolish 3no existing sheds and erect a new outbuilding to the side of the dwelling.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is sited within settlement in the Liswerry ward. It is one of a pair of semi-detached properties and is located on the corner of Greenmeadow Road and Greenmeadow Avenue.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge condition 2 (materials) of planning permission 25/0337. The conditions states

No work shall be commenced on the construction of the outbuilding until details of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0191	RETROSPECTIVE APPLICATION FOR OUTBUILDINGS AND PROPOSED SINGLE STOREY EXTENSION TO REPLACE EXISTING CONSERVATORY	REFUSED	25/04/2024
24/0506	PROPOSED SINGLE STOREY EXTENSION (TO REPLACE EXISTING CONSERVATORY) AND NEW VEHICLE ACCESS AND PARKING AREA	REFUSED	23/01/2025
25/0337	DEMOLITION OF EXISTING SHEDS AND CONSTRUCTION OF A NEW 7M X 3M SHED FOR CHICKENS	GRANTED WITH CONDITIONS	12/06/2025

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)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 The following material details were provided in support of the application

- Base
 - 4" concrete slab
- Roof
 - Quad core KS1000RW 150mm roof panel.
- Additional Finishes
 - Corner barge flashing in polyester paint finish
 - Soffit board 9mm thick 300mm wide
- Walls
 - 100mm thick PIR insulation panels
 - Soundproof plywood (internal layer)
 - Composite cladding panels (Colour Grey)

8.2 The above materials are visually acceptable and would not detract from the character and appearance of the host dwelling and wider streetscape. As the material details are acceptable and meet the requirements of the condition it is recommended that the condition is partially discharged.

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 It is recommended that the partial discharge of condition 2 (materials) of planning permission 25/0337 is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Material List Received 05/09/25.

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

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.