

# Delegated Decision Report

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|------------------------|----------------|----------------------------------|------------------------|
| <b>Application No:</b> | <b>26/0146</b> | <b>Statutory Period Expires:</b> | <b>27th April 2026</b> |
|------------------------|----------------|----------------------------------|------------------------|

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|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------|
| <b>Site:</b>      | <b>76 Caerau Road Newport South Wales NP20 4HJ</b>                                                                                                                                                 |              |                   |
| <b>Proposal:</b>  | <b>SINGLE STOREY SIDE/FRONT EXTENSION TO THE REAR OF THE EXISTING OFFICE STORAGE BUILDING AND THE ADDITION OF A PITCHED ROOF TO THE EXISTING OFFICE STORAGE BUILDING TOGETHER WITH ALTERATIONS</b> |              |                   |
| <b>Applicant:</b> | <b>B Davies</b>                                                                                                                                                                                    |              |                   |
| <b>Type:</b>      | <b>Full</b>                                                                                                                                                                                        | <b>Ward:</b> | <b>Allt-yr-Yn</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>                                                                                                                                                                     |              |                   |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The application site is a semi-detached property on Caerau Road used as offices. The site context lends itself to a mix of residential properties, with Clytha Park Road District Centre to the Northeast of the application site. The site is in a sustainable location and has good transport links.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks works to an existing converted garage including, the change in pitch of the roof from flat to pitched, to a maximum height of 3.55m, and a link extension from the front/side elevation of the existing building to connect to the rear of the existing office building. The converted outbuilding and proposed extension would remain single storey in height. The building would be painted render to match the existing building.

## 4. RELEVANT SITE HISTORY

None.

## 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 GP5 (Natural Environment)

Policy GP6 (Quality of Design)

## 6. CONSULTATION RESPONSES

### 6.1 Natural Resources Wales:

We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics

### 6.2 Local Highways Authority:

No significant highway related impacts are anticipated and therefore there are no objections.

## 7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 03/03/2026.

7.1 24no. neighbours were consulted. No comments received.

## 8. ASSESSMENT

### 8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

### 8.2 Visual Amenity/ Character and Appearance

8.2.1 When assessing the proposed change in roof form from a flat roof to a pitched roof, the building would increase in height from approximately 2.4m to 3.55m. Although this increase would be perceptible in the streetscene, particularly as the structure sits forward of the main building, it would remain single-storey and would not extend any closer to the highway. The introduction of a pitched roof would also reflect the form of the host property by mirroring its existing pitched roof design element. Moreover, the extension to the rear of the outbuilding as a link extension to the main building would not have a detrimental impact to the streetscene given it is located behind the outbuilding and not overly prominent. As a result, while the alteration would introduce a new visual element, it is considered to be sympathetic to the character of the main building and, given its set-back position, would not appear intrusive within the streetscene in line with Policy GP6.

### 8.3 Residential Amenity

- 8.3.1 When assessing the impact to neighbouring properties, the adjoining semi-detached property is also in office use, and therefore, this does not have an impact on this unit. To the South West of the application site is a residential property used as flats, which is separated by a driveway. It is considered there is a window on the side elevation which faces onto the outbuilding; however, this appears obscured glazed. Therefore, there are no anticipated residential amenity impacts to neighbouring residents in line with Policy GP2.

#### **8.4 Movement**

- 8.4.1 The proposal does alter existing parking arrangements, and the highways officer has been consulted and has no objections to the proposal. Therefore, this accords with Policy GP4.

#### **8.5 Biodiversity**

- 8.5.1 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. A scheme of 4no. plants within a raised planter bed is proposed as part of the development. Whilst this is of a minor scale, it is deemed proportionate to the overall scale of the development. Moreover, given the limited detail, it will be conditioned to include pollinator plants as part of the planting proposed to ensure a net benefit for biodiversity. This is deemed acceptable and the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

### **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 Overall, it is considered that the development is of an appropriate scale and design in this location and would not have an adverse impact to neighbouring residents. There are no anticipated highways objections and a biodiversity enhancement scheme will be secured via condition.

11. **DECISION**

**GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Existing Side Elevation.; Existing Rear Elevation.; Existing Front Elevation; Existing Floor Plans; Proposed Block Plan; Site Location Plan.; Proposed Side Elevation.; Proposed Rear Elevation; Proposed Front Elevation; Proposed Floor Plans; Block Plan; Green Infrastructure Statement.

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 The biodiversity enhancement scheme as stated on plan: *Green Infrastructure Statement* shall be implemented in accordance with the approved plans. The four plants proposed shall those of pollinator plants, and shall be planted prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The external surfaces of the extension and roof hereby permitted shall only be of materials to match those used in the existing building.

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

*NOTE TO APPLICANT*

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 were relevant to the determination of this application.

02 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.