

Delegated Decision Report

Application No:	25/0845	Statutory Period Expires:	26th January 2025
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Site:	<i>Robinwood Belmont Hill Caerleon Newport NP18 1JX</i>		
Proposal:	<i>LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) FOR PART SINGLE STOREY PART TWO STOREY EXTENSIONS ALONG WITH TWO NEW ANCILLARY BUILDINGS</i>		
Applicant:	<i>M Fouweather</i>		
Type:	Lawful Development Proposed	Ward:	Caerleon
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located outside of the urban boundary in the open countryside. It comprises a large, detached dwelling set centrally within its curtilage in an elevated position with vehicular access from Belmont Hill. The property dates back to 1850 and appears to have been subject to ad hoc extensions over time.

3. DESCRIPTION OF DEVELOPMENT

3.1 This LDC seeks a single storey rear extension, single storey wrap around extension, a two storey side extension, two storey rear extension and two outbuildings for the purpose of a garage and store and a swimming pool enclosure.

3.2 The part single storey/part two storey rear extension would measure 4m in depth, 5.6m in width and 7.9m in height to the ridge would be level with the host property. A canopy roof would link the single storey extension into the two-storey extension.

3.2 The wrap around extension to the side/rear of the property would have a maximum length of 19m, width of 13.2m and height of 7.4m with the ridge set at the same level as the existing house. The extension would be set back from the front elevation of the host property by 1m.

3.3 The pool house would be located to the side (east) of the property and would measure 12.6m in length, 6.1m in depth and 4m in height with a pitched roof.

3.4 The garage would be sited to the south-west side of the property between the house and Belmont Hill. It would measure 12.6m in length, 6.1m in depth and 4m in height with a pitched roof.

4. RELEVANT SITE HISTORY

23/1092	PROPOSED ALTERATIONS TO EXISTING DRIVEWAY TO INCLUDE CONSTRUCTION OF A 1.99M RETAINING WALL FOLLOWING LAND SLIP, WIDENING OF DRIVEWAY AT ENTRANCE AND LOWERING OF STONE WALL ADJACENT TO THE HIGHWAY DUE TO DANGEROUS LEAN TOWARDS ROAD CREATING INCREASED VISIBILITY AND SAFETY FOR INGRESS AND EGRESS (PART RETROSPECTIVE)	GRANTED WITH CONDITIONS	15/02/2024
23/0212	LAWFUL DEVELOPMENT	REFUSED	18/05/2023

	CERTIFICATE FOR THE CONSTRUCTION OF A PROPOSED RETAINING WALL AND WIDENING OF DRIVEWAY ENTRANCE FOLLOWING REMOVAL OF BOUNDARY LEANING INTO ROAD		
22/0968	LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) FOR TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AND TWO STOREY SIDE EXTENSIONS	REFUSED	12/01/2023

5. CONSULTATION

N/A.

8. ASSESSMENT

- 8.1 The enlargement, improvement or other alteration of a dwellinghouse falls under Part 1, Class A of the Town and Country Planning (General Permitted Development) (Order 1995 (as amended) which states;

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*
- (b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;*
- (c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;*
- (d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and—*
 - (i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or*
 - (ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;*
- (e) the enlarged part of the dwellinghouse would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;*
- (f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—*
 - (i) the wall comprised in that side elevation which is nearest to the highway; or*
 - (ii) any point 5 metres from the highway;**whichever is the nearer to the highway;*
- (g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—*
 - (i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or*
 - (ii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;*
- (h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—*
 - (i) the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is—*
 - (aa) a boundary of the curtilage of the dwellinghouse; and*
 - (bb) opposite the relevant side elevation;*
 - (ii) the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or*
 - (iii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;*

- (i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —
 - (i) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or
 - (ii) exceed 4 metres in height;
- (j) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—
 - (i) the ground floor storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres;
 - (ii) the first floor or higher storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 3 metres; or
 - (iii) the first floor or higher storey would be within 10.5 metres of any boundary which is—
 - (aa) a boundary of the curtilage of the dwellinghouse; and
 - (bb) opposite the rear wall of the dwellinghouse;
- (k) it would consist of or include external wall insulation which projects from that part of the exterior of the dwellinghouse to which it is affixed by more than 16 centimetres; or
- (l) it would consist of or include—
 - (i) the construction or provision of a veranda or raised platform;
 - (ii) the construction or provision of a balcony which—
 - (aa) contains a platform of any description;
 - (bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres;
 - (cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or
 - (dd) would be affixed to a wall comprised in the principal elevation of the dwellinghouse;
 - (iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure;
 - (iv) the installation, alteration or replacement of a microwave antenna;
 - (v) the installation, alteration or replacement of a chimney;
 - (vi) the installation, alteration or replacement of an air source heat pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system;
 - (vii) the installation of shutters on any part of the principal elevation of the dwellinghouse; or
 - (viii) an alteration to any part of the roof of the dwellinghouse, being an alteration which does not fall within paragraphs A.1(l)(i) to (vii).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the appearance of the materials used in the walls, roof or other element of any exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse;
- (b) if any element of an upper-floor window located in a wall, roof slope or other element of a side elevation of the dwellinghouse would, if projected downwards in a vertical line to ground level, be within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant wall or roof slope, then the window must be—
 - (i) obscure-glazed;
 - (ii) non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor or stair of the dwellinghouse directly below that point; and
 - (iii) permanently maintained in compliance with paragraphs A.3(b)(i) and (ii); and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part must, so far as practicable, match the roof pitch of the existing dwellinghouse.

Interpretation of Class A

A.4 For the purposes of paragraph A.1(b)—

- (a) in determining the height of the highest part of the roof of the existing dwellinghouse, no

account is to be taken of any relevant structure projecting from that roof;
(b) in the determination of the height of the highest part of the dwellinghouse enlarged, improved or altered, account is to be taken of any relevant structure comprised in that part; and
(c) “relevant structure” means any parapet wall, firewall, chimney or other roof furniture or similar structure.

A.5 In determining the height of the eaves for the purposes of paragraphs A.1(c) and A.1(d)—

(a) the determination is to be made by reference to the point where the external walls of the dwellinghouse would, if projected upwards, meet the lowest point of the upper surface of the roof; but
(b) no account is to be taken of any parapet wall or any part of the roof slope which overhangs the external walls of the dwellinghouse; and
(c) where the existing dwellinghouse has eaves at differing heights, a determination for the purposes of paragraph A.1(c) is to be made by reference to the eaves of the part of the existing dwellinghouse from which the enlarged, improved or altered part of the dwellinghouse extends.

A.6 For the purposes of paragraphs A.1(e) and A.1(f), the enlarged part of the dwellinghouse is to be

determined to extend beyond a wall referred to in those paragraphs if it would be in front of—

(a) In the case of a wall referred to in paragraph A.1(e)—

(i) that wall in its original form; or

(ii) that wall as it would exist if its original form were to have been extended, continuing the line of the wall, from each of its side edges to the boundary of the present curtilage of the dwellinghouse; or

(b) In the case of a wall referred to in paragraph A.1(f)—

(i) that wall as it exists; or

(ii) that wall as it would exist if it were to be extended, continuing the line of the wall, from each of its side edges to the boundary of the curtilage of the dwellinghouse.

A.7 In determining the height of the enlarged part of the dwellinghouse for the purposes of paragraph A.1(g)(i) or A.1(i)(ii), account is to be taken of any parapet wall, firewall, chimney or other roof furniture or similar structure comprised in that part.

A.8 For the purposes of paragraph A.1(g)(ii) or A.1(h)(iii) “resulting dwellinghouse” means the dwellinghouse as enlarged, improved or altered, taking into account any enlargement, improvement or alteration to the original dwellinghouse, whether permitted by this Part or not.

- 8.2 Outbuildings fall under Part 1, Class E of the Town and Country Planning (General Permitted Development) (Order 1995 (as amended) which states;

Class E

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1. Development is not permitted by Class E if—

(a) the total area of ground covered by buildings, enclosures, raised platforms, pools and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(b) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;

(c) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—

- (i) the wall comprised in that side elevation which is nearest to the highway; or**
- (ii) any point 5 metres from the highway;**
- whichever is the nearer to the highway;**
- (d) the building would have more than one storey;**
- (e) the height of any part of the building, enclosure or container, measured from the surface of the ground immediately adjacent to that part, would exceed—**
 - (i) 4 metres in the case of a building having a roof with more than one pitch;**
 - (ii) 3 metres in any other case;**
- (f) any part of the building, enclosure or container would be—**
 - (i) within 2 metres of the boundary of the curtilage of the dwellinghouse; and**
 - (ii) exceed 2.5 metres in height above the surface of the ground immediately adjacent to it;**
- (g) the height of the eaves of the building, measured at any point along their length, would exceed 2.5 metres;**
- (h) any part of the building, enclosure, pool or container would —**
 - (i) be situated within 2 metres of the dwellinghouse; and**
 - (ii) exceed 1.5 metres in height above the surface of the ground immediately adjacent to it;**
- (i) the building, enclosure, pool or container would be situated within the curtilage of a listed building;**
- (j) it would include the construction or provision of a veranda, balcony or raised platform of which any part is more than 30 centimetres above the surface of the ground directly below it;**
- (k) it would include the enlargement, improvement or other alteration of any part of a dwellinghouse;**
- (l) it would include the installation, alteration or replacement of a microwave antenna; or**
- (m) the capacity of the container would exceed 3,500 litres.**

E.2. In the case of any land within the curtilage of the dwellinghouse which is on article 1(5) land or within a World Heritage Site, development is not permitted by Class E if—

- (a) the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres;**
- (b) any part of the building, enclosure, pool or container would be situated on land between a wall comprised in a side elevation of the existing dwellinghouse and the section of the boundary of the curtilage of the dwellinghouse which faces that wall.**

Interpretation of Class E

E.3. For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

E.4. For the purposes of paragraphs E.1(b) and E.1(c), a part of a building, enclosure, pool or container is to be determined to extend beyond a wall referred to in those paragraphs if it would be in front of—

- (a) in the case of a wall referred to in paragraph E.1(b)—**
 - (i) that wall in its original form; or**
 - (ii) that wall as it would exist if its original form were to have been extended, continuing the line of the wall, from each of its side edges to the boundary of the present curtilage of the dwellinghouse; or**
- (b) in the case of a wall referred to in paragraph E.1(c)—**
 - (i) that wall as it exists; or**
 - (ii) that wall as it would exist if it were to be extended, continuing the line of the wall, from each of its side edges to the boundary of the curtilage of the dwellinghouse.**

E.5. In determining the height of the eaves for the purposes of paragraph E.1(g)—

- (a) the determination is to be made by reference to the point where the external walls or other structure supporting the roof meet, or would meet if projected upwards, the lowest point of the upper surface of the roof; but**
- (b) no account is to be taken of any parapet wall or any part of the roof slope which overhangs the external walls or other structure supporting the roof.**

- 8.3 The applicant has provided the following assessment with regard to the proposals and the relevant permitted development rights:

a) "as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	The existing curtilage of the property (other than the original dwelling house) is 2,308sqm. The ground covered by the proposed building works occupy 322sqm which represents 14% of the total curtilage. The proposals are therefore below the 50% requirement and comply with part (a). Note details of what comprises as the original house is provided in the Design Statement. As it evident from the images shown in the Design Statement the property as constructed now is the same as per in 1948.
b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	The new extensions will not exceed the height of the height of the highest part of the roof of the original property.
c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	The new eaves will not exceed the height of the height of the eaves on the original property.

d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and— (i)the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or (ii)the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;	As shown on the Proposed Site Plan the closeted part of the new buildings to the site boundary is 2.9m. As a result no part of the engaged dwellinghouse will be within 2m of the boundary of the curtilage of the dwellinghouse.
e) the enlarged part of the dwellinghouse would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;	The principle elevation of the building is to the north-west adjacent to the entrance to the site. See below image. No development is proposed that extends beyond this front elevation. 
f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than— (i)the wall comprised in that side elevation which is nearest to the highway; or (ii)any point 5 metres from the highway; whichever is the nearer to the highway;	The side elevations of the building face to the north-east and south-west. No development extending beyond the side elevation of the existing building would be at any point less than 5 metres from the highway.
g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—	The proposed side extension that extends beyond a wall comprising a side elevation would not exceed 4m in height. The width of the widest part of the single storey side extension is 7.6m. This remains below 50% of

(i)the enlarged part of the dwellinghouse would exceed 4 metres in height; or (ii)the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;	the widest part of the original dwelling house which is 15.225m wide (50% of which is 7.613m).
h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and— (i)the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is— (aa)a boundary of the curtilage of the dwellinghouse; and (bb)opposite the relevant side elevation; (ii)the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or (iii)the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;	The proposed two storey side extension that extends beyond a wall comprising a side elevation would not be within 10.5m of any boundary of the curtilage of the dwellinghouse. The two storey side extension is set back by 1m from the principal elevation of the dwelling house by 1m. The width of the widest part of the two storey side extension is 7.6m. This remains below 50% of the widest part of the original dwelling house which is 15.225m wide (50% of which is 7.613m).
i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would — (i)extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or (ii)exceed 4 metres in height;	The proposed rear extension would not extend to more than 4m or be more than 4m in height.
j) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—	The proposed rear single storey extension would not extend to more than 4m in height. The first floor would extend beyond the rear wall of the original dwelling house by no more than 3m.

(i)the ground floor storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; (ii)the first floor or higher storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 3 metres; or (iii)the first floor or higher storey would be within 10.5 metres of any boundary which is— (aa)a boundary of the curtilage of the dwellinghouse; and (bb)opposite the rear wall of the dwellinghouse;	The first floor extension is not within 10.5 of any boundary of the site.
k) it would consist of or include external wall insulation which projects from that part of the exterior of the dwellinghouse to which it is affixed by more than 16 centimetres; or it would consist of or include— (i)the construction or provision of a veranda or raised platform; (ii)the construction or provision of a balcony which— (aa)contains a platform of any description; (bb)projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; (cc)if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or	No external wall insulation or veranda, raised platform, balcony or any other feature listed in part k is proposed.

(dd)would be affixed to a wall comprised in the principal elevation of the dwellinghouse; (iii)the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure; (iv)the installation, alteration or replacement of a microwave antenna; (v)the installation, alteration or replacement of a chimney; (vi)the installation, alteration or replacement of an air source heat pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system; (vii)the installation of shutters on any part of the principal elevation of the dwellinghouse; or (viii)an alteration to any part of the roof of the dwellinghouse, being an alteration which does not fall within paragraphs A.1(l)(i) to(vii).	
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- 8.4 As can be seen above, the applicant has set out that the proposals would be compliant with the Order. It is agreed that the north-west elevation is the principal elevation and no development would project forward of this.
- 8.5 The proposals include the removal of an existing chimney and the installation of a new chimney. This is permitted under Class G.
- 8.6 The applicant has set out what they consider to be the existing curtilage within the Design Statement (other than the original dwellinghouse). The diagram below is taken from the Design Statement and shows the house and surrounding curtilage:



- 8.7 The applicant states that the works represent 14% of the total curtilage. The Council considers that the area indicated by the inner blue line on the above drawing is an accurate

representation of the curtilage. The red line extends further rewards and includes land which the Council does not consider to be within the lawful curtilage. It is accepted that the proposals represent the development of less than 50% of the total curtilage, as required by part A.1.

- 8.8 The proposed outbuildings would be ancillary to the use of the property. Both the outbuildings and the extensions would be finished in materials to match the host building. Plans have been updated to show that no part of the outbuildings will be within 2m of the curtilage identified above, as both are over the 2.5m high. The eaves of the buildings do not exceed 2.5m and they are not within 2m of the dwellinghouse.

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 represent permitted development as set out within

Classes A and E of the Town and Country Planning (General Permitted Development) (Amendment)(Wales) Order 2013.

11. DECISION

GRANTED

01 The proposal accords with the criteria set out under Classes A, G and E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Design Statement, 01, 02B, 03, 04A, 05, 06, 07, cover letter dated 7/4/2025.

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.