

APPLICATION DETAILS

No: 25/0369 **Ward:** Allt-yr-Yn

Type: Full

Expiry Date: 1st August 2025

Applicant: E P Drewett

Site: 12 Allt-Yr-Yn Court Newport NP20 5GF

Proposal: CONSTRUCTION OF A PORCH

Recommendation: Granted with Conditions

1. INTRODUCTION

- 1.1 The application seeks consent for the construction of a porch on the front elevation of 12 Allt yr Yn Court. The site is located within the Allt-yr-Yn ward. The application is presented to committee as the applicant is Elected Ward Member Cllr Pat Drewett.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
15/1193	ERECTION OF ENCLOSED PORCH ON FRONT ELEVATION	GRANTED WITH CONDITIONS	06.11.2015

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks consent for the construction of a porch to the front elevation of 12 Allt-yr-Yn Court. The porch would have a height of 2.4m to the eaves and 3.4m to the ridge of its lean to roof, a depth of 2.9m and a width of 3.4m. The porch would have 2no. rooflights and a high level window on the South Western elevation. The porch would serve as a entrance hall and a bathroom.

4. POLICY CONTEXT

- 4.1 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

- 4.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

4.4 - 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.

- 4.3.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.
- Policy 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. The design and layout of a scheme should prevent barriers to movement by integrated means. Appropriate levels of car parking will be required depending on the type of development, the location and existing provision.
- Policy GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.
- Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

4.4 SUPPLEMENTARY PLANNING GUIDANCE

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

4. CONSULTATIONS

- 4.1 None.

5. INTERNAL COUNCIL ADVICE

- 5.1 None.

6. REPRESENTATIONS

- 6.1 NEIGHBOURS: 7no. neighbours were consulted. No representations were received.

7. ASSESSMENT

7.1 Site Location and Context

- 7.1.1 The application site is a semi-detached property situated at the end of the Allt yr Yn Court cul-de-sac, located within the Allt-yr-Yn ward. Multiple apartment blocks are located to the South West and North East of the applications site. Multiple semi-detached dwellings along Allt-yr-Yn Court and Allt-yr-Yn Crescent have carried out similar scale forms of development as that proposed, including 22/0162, that granted consent for a flat roof porch at 10 Allt-yr-Yn Court.

- 7.1.2 It is noted that application 15/1193 granted consent for a porch at the application site. This permission was not implemented and has now lapsed.

7.2 Principle of Development

- 7.2.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

7.3 Visual Amenity

- 7.3.1 The House Extensions and Domestic Outbuildings SPG states, *A porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.* The porch would have a lean to roof. The materials appear to match, however a

condition will be added to ensure that the materials match the host dwelling. The proposals appear proportionate and subservient to the host dwelling. As there is no architectural consistency between the semi-detached pair of dwellings or amongst the streetscene along Allt-yr-Yn Court, the porch would not disrupt symmetry between the application site and its semi-detached neighbour at 14 Allt- yr- Yn Court , nor would it detract from the character and appearance of the host dwelling and surrounding area. The design of the porch is therefore deemed acceptable, in accordance with policy GP6.

7.4 Residential Amenity

7.4.1 Given the scale and siting of the proposed development and its relationship with the closest neighbouring properties the porch would not prejudice neighbouring properties by loss of light or create an overbearing effect. A window is proposed on the South Western elevation of the porch, facing no.10 Allt-yr-Yn Court, which will serve the bathroom. The window would be high level and obscure glazed, which would eliminate any potential privacy loss to the neighbouring property. The 2no. rooflights would not face any other property and as such would not have any privacy implications. The proposals do not conflict with the aims of policy GP2.

7.5 Highways

7.5.1 The porch is situated to the front of the dwelling and does not impact on the parking provision to the dwelling, in accordance with Policy GP4.

7.6 Biodiversity

7.6.1 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. Given the scale of the development, it is considered that these details can be secured via a suitably worded condition.

7.6.2 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. OTHER CONSIDERATIONS

8.1 *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.

8.2 *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.

8.3 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.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

- 8.4 The above duties have 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. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.
- 8.6 ***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.
- 8.7 ***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.

9. CONCLUSION

- 9.1 The proposed porch by reasons of its location, scale and design would preserve visual amenities, access to daylight and privacy to neighbouring properties and would preserve the character and appearance of property and the wider street scene. The proposal is therefore in accordance with policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG.

10. RECOMMENDATION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Floor Plans and Elevations, Location Plan

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. 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).

03 The external surfaces of the porch hereby permitted shall only be of materials to match those of the existing building.

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

NOTE TO APPLICANT

01 This decision relates to the following plans: Proposed Floor Plans and Elevations, Location Plan, 12 Allt-yr-yn Court existing

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.