

Delegated Decision Report

Application No:	25/0335	Statutory Period Expires:	2 July 2025
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Site:	5 Allt-Yr-Yn Road Newport NP20 5EA		
Proposal:	PROPOSED OFF ROAD CAR PARKING SPACE WITHIN FRONT GARDEN OF PROPERTY AND ASSOCIATED VEHICULAR ACCESS AND RETAINING WALLS		
Applicant:	J Jones		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 5 Allt-Yr-Yn Road is a two storey, semi-detached dwelling, located in the Allt-yr-Yn ward. The site is located within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan (LDP) and is within a residential area. The property is located at an elevation position relative to the road with pedestrian access gained via steps that run parallel to the southern boundary of the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to create an off-road parking space located in the front garden of the property. The parking space would measure 3m in width and 5.25m in depth. The parking bay would be finished in a pervious paving system linking into the soakaway system and there would be a new brick face retaining wall measuring 600mm at the lowest part of the garden and 2.3m at the highest part of the garden. There would also be a 2x 4.8 vision splay at the lowest part of the garden. An electric vehicle charging point is also proposed at the top of the parking bay. An ACO type drain is also to be installed at the bottom of the driveway.
- 3.2 It is also proposed to reconstruct the existing steps to provide shallower depths and greater risers.
- 3.3 Bushes would be planted around the proposed parking space.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
01/1098	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION	GRANTED WITH CONDITIONS

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

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)

Policy GP6 (Quality of Design)

5.4 PARKING SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: The pedestrian visibility construction isn't correct, however I note that the first section of retaining sidewall is reduced to 600mm. This height should be adopted for 2m to be fully compliant. That said I can see that the site is constrained and estimate that the level is maintained for over a metre. Given the need for slope stability and other constraints I would be content to accept the proposals in this instance and consider them acceptable in terms of pedestrian safety. I also note that the drain has been added. On that basis there are no sustained objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08/05/2025.

- 7.1 NEIGHBOURS: *7 Allt-yr- Yn Road: All I am concerned about is the possibility of subsidence at my house at No.7 as a result of the work.*

- 7.2 COUNCILLORS: None.

- 7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

- 8.1 This application seeks consent for proposed off road parking and associated access at the front garden of 5 Allt-yr-Yn Road. Alterations also include dropping the height of the wall adjacent to the highway and installing a new ACO type drain.
- 8.2 In terms of amenity, the retaining walls are of limited height and therefore this development would not look atypical for a residential area and result in a harm to residential amenity by a loss of light, loss of privacy or overbearing impact. This accords with Policy GP2.
- 8.3 In terms of design, the material of the retaining wall would be red brick to match with the existing. Additionally, the parking bay would be finished in a pervious paving. It is considered that the works would not result in a harmful impact on the character of the property or the wider area. This therefore complies with Policy GP6.
- 8.4 The Highways Officer initially objected on safety grounds relating to pedestrian visibility. However, the revised plans show the retaining wall measuring 600mm, and therefore the concerns raised by the Highway Officer have been satisfied.
- 8.5 An ACO drain would also be installed toward the back edge of the parking bay to collect any surface rain and discharge, and an EV charger is to be installed at the top of the parking bay. It is considered that these works would also not have a negative impact on the character of the property or the wider area.

8.6 The neighbours comments have been considered but the Council is unable to comment on matters that are not planning related.

8.6 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. It has been confirmed that planting is proposed around the parking area and therefore suffices the need for a biodiversity net gain.

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.

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 development is not considered to have a negative impact on visual amenity and highway safety; therefore the application is acceptable.

11. DECISION

GRANTED WITH CONIDTIONS

01 The development shall be implemented in accordance with the following plans and documents <JJ.04.01 Existing and Proposed Rev A, JJ.00.01 - Site 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall or fence or other means of enclosure shall be erected atop the walls hereby permitted.

Reason: In the interests of highway safety.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 and 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.