

Delegated Decision Report

Application No:	25/0925	Statutory Period Expires:	23rd December 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	<i>Tyn-Y-Brwyn Farm, Oak Barn Cardiff Road Newport NP10 8UD</i>		
Proposal:	<i>PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS</i>		
Applicant:	<i>C McMahon</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located outside of the defined settlement boundaries, and therefore for the purposes of planning is located in the Countryside, and within a Special Landscape Area, green wedge, a mineral safeguarding area, and within close proximity to the Gwent Levels SSSI. The site is accessed by a road that runs south off the A48. The dwelling consists of a barn conversion within a group of former agricultural buildings that have been re-used for residential purposes.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the proposed construction of a single storey extension situated to the rear of the dwelling. Accordingly, the extension will be measured at 4.65m deep, 3.68m in width and 2.57m high to the eaves and 4.65m high to the ridge. The development will consist of a slanted slate roof and externally be constructed of burnt cedar millboard.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0739	PROPOSED STABLE	GC	21.12.2018

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 4 – Supporting Rural Communities

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

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.

3.69 - A general presumption against development which is inappropriate in relation to the purposes of the designation.

3.60 - new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well being outcomes.

6.3.2 The landscapes of Wales are rich and varied. Many Welsh landscapes are iconic, and a quarter of the land area of Wales is designated as either a National Park or Area of Outstanding Natural Beauty (AONB). The character and special qualities of all our places and landscapes, both urban and rural, can provide a strong sense of place, inspiration and belonging, and contribute to the distinctive cultural identity of Wales.

6.3.12 Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).

6.3.13 SLAs are non statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site.

5.3 TECHNICAL ADVICE NOTES

- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 6: planning for sustainable rural communities
- Technical advice note (TAN) 12: design

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

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

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

GP7 – General Development Principles. Development will not be permitted which would cause or result in unacceptable harm to health because of land contamination, dust,

instability or subsidence, air, heat, noise or light pollution, flooding, water pollution or any other identified risk to environment, local amenity or public health and safety.

SP5 – Countryside. Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

SP7 - Green Wedges. Green wedges have been identified in order to prevent coalescence.

SP8 - Special Landscape Areas. Special landscape areas are designated as follows within which proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features

H10 - Conversions in the Countryside. The proposed use is not detrimental to the character or appearance of the surrounding area or group value of adjoining buildings and does not require the provision of unsightly infrastructure.

H13 - Extensions to Dwellings in the Countryside. Beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that:

- i) The volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;
- ii) The existing dwelling has a lawful residential use.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

- 6.1 No comments

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 18.11.2025.

- 7.1 No comments were received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site comprises of an existing barn conversion located outside of the defined settlement boundary and within the countryside. As the dwelling is existing there is no in principle objection to development ancillary/incidental to the existing residential use.

8.2 Visual Amenity/ Character and Appearance:

- 8.2.1 The application site is within the open countryside and within a SLA, accordingly the location and setting are considered to be extremely sensitive therefore, the standard of design for any proposed development will need to be high and clearly demonstrate that no harm would arise from the proposal in order to be considered favourably. Traditional stone-built barns form part of the rural landscape and when sympathetically converted can provide an ongoing use to secure their retention, this forms part of the argument for the reuse of traditional agricultural buildings away from the defined settlement boundaries. Any conversion or alteration must be appropriate for its context in terms of scale, design and material finishes ensuring they do not adopt an overly domestic appearance as this would undermine the rural aesthetic and the rationale for their conversion. This approach accords with the guidance within Technical Advice Note 12 which explains that: 'In relation to conversion or adaptation of agricultural buildings, character retention will often involve the least amount of change possible to external appearance'.

- 8.2.2 LDP Policy SP5 relates to development in the countryside and states that development beyond the defined settlement boundaries will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.
- 8.2.3 The adopted House Extensions and Domestic Outbuildings SPG states that wherever possible extensions should be built on the rear or lesser important elevations of properties and the size and form should be appropriate to the main building and the space around it. Accordingly, the extension would be positioned to the rear of the property and would not be overly obtrusive and would be appropriate in size to the main building with a lean to design that compliments the existing built form. Furthermore, the external finish of the extension will consist of a slate roof and burnt cedar millboard that compliments the existing dwelling and avoids an overly domesticated appearance. Whilst the development will not be readily visible from the public realm given its sensitive location and its impact upon the special character and appearance of the Countryside and SLA significant weight is attached to its visual impact. The proposed extension is considered to be in accordance with policy GP6 and SP5.
- 8.2.4 Policy H13 of the LDP was considered within this application, and states that the volume of the extension is not more than 30% larger than the original dwelling, or as existed in 1948. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.
- 8.2.5 The volume of the approved barn conversion is 406.91 m³, the approved dwelling volume under the proposed scenario would be measured at 504.62 m³. As a result, the percentage increase in volume is only 9.48% and is in accordance with policy H13 of the LDP.
- 8.3 **Residential Amenity:**
- 8.3.1 The proposed development would result in an enlargement of the existing footprint or built form, and while two Velux windows, a proposed side door and no openable window are proposed, the set off from the boundary and scale of the extension is not considered to alter the existing levels of overlooking currently experience to the neighbouring properties. The extension is proposed with limited scale and height, therefore any impact in respect of outlook or loss of light is not considered to be of an unacceptable level. As a result the proposal is considered to be in accordance with policy GP2.
- 8.4 **Biodiversity:**
- 8.4.1 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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 8.4.2 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
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 has been assessed in accordance with relevant local and national planning policies and is found to be compliant. It is considered to be in keeping with the character and appearance of the host property and would not result in any unacceptable impact on residential amenity. As such, the proposal is recommended for approval, subject to conditions.

11. DECISION

Approve subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan 4355 23 190, Proposed Ground Floor Plan 4355 23 200, Proposed Elevations 4355 23 210
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The materials used to finish the development shall be implemented in accordance with following plan Proposed Elevations 4355 23 210 prior to the first beneficial use of the development and retained as such for the lifetime of the development.
Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).

3. 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan 4355 23 190, Proposed Ground Floor Plan 4355 23 200, Proposed Elevations 4355 23 210

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, GP7, SP5, SP7, SP8, H10 and H13 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.