

Delegated Decision Report

Application No:	26/0165	Statutory Expires:	Period	6th May 2026
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Site:	<i>Fairholme 15 St Mellons Road Marshfield Cardiff CF3 2TX</i>			
Proposal:	CONSTRUCTION OF AN ENTRANCE PORCH TO THE FRONT ELEVATION AND NEW BOUNDARY WALL, PILLARS, VEHICLE AND PEDESTRIAN GATES			
Applicant:	<i>L Summers</i>			
Type:	Full	Ward:	Tredegar Park And Marshfield	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 This is a resubmission of a previously refused application (Ref: 25/0140). The plans have been amended in an attempt to address the reasons for refusal.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of a detached bungalow located within the Tredegar Park and Marshfield Ward. The bungalow is set back from the highway to the north east which it fronts, and the site is bound by mature hedging to its front and side boundaries. To the rear the property benefits from a spacious garden, which appears to be mainly laid to lawn.
- 2.2 Properties along this section of St Mellons Road are generally bungalows of mixed design, and many have been altered or extended in various ways. In addition, there are a variety of boundary treatments in the local area, including hedging, railings, timber fencing and walls of brick and stone construction and render finish.
- 2.3 The application site is located within the defined Marshfield village boundary. It is within The Levels Archaeologically Sensitive Area and entirely within Flood Zone 3 Rivers and Sea and the Wentlooge Levels TAN15 Defended Zone of NRW's Flood Map for Planning. In addition, the site is within Parking Zone 5.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks full planning permission for the construction of an entrance porch to the front elevation of the existing bungalow, along with a new boundary wall, pillars and vehicle and pedestrian gates.
- 3.2 The proposed porch would measure approximately 2.7 metres in width, and 3.8 metres in length, partially wrapping around the side of the property. It would feature a gable ended roof form and a glazed front elevation which would incorporate an entrance door. The porch would also incorporate two full height glazed panels on its side elevations. External materials proposed include timber cladding and roof tiles to match the host property.
- 3.3 The new boundary treatment would replace an existing privet hedge and consist of four rendered pillars, a stone clad wall, a 5 metre wide electric sliding gate and a pedestrian access gate. The stone wall and both gates would reach a height of 1.6 metres, with the pillars rising slightly above this.
- 3.4 The boundary wall would be separated from the footpath by a section of new turf and a new hedgerow would be planted behind the wall. This would be maintained at a height greater than the wall. In addition, a new 5m² area of planting is proposed adjacent to the dwelling, to provide ecological enhancement.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
25/0140	CONSTRUCTION OF AN ENTRANCE PORCH TO THE FRONT ELEVATION AND NEW	Refused	01.05.2025

	BOUNDARY WALL, PILLARS, VEHICLE AND PEDESTRIAN GATES		
15/0558	DEMOLITION OF SINGLE STOREY CONSERVATORY AND ERECTION OF REPLACEMENT SINGLE STOREY SIDE EXTENSION	Granted with Conditions	03.07.2015
04/1012	ERECTION OF SINGLE STOREY GARAGE EXTENSION TO FRONT OF PROPERTY	Granted with Conditions	10.09.2004
03/0767	ERECTION OF DETACHED DOUBLE GARAGE	Refused	21.07.2003
94/0973	ERECTION OF REAR EXTENSION AND EXTERNAL ALTERATIONS TO PROVIDE ADDITIONAL BEDROOMS SWIMMING POOL AND CONSERVATORY	Granted with Conditions	23.12.1994

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design) and T4 (Parking) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this application.

5.4 Supplementary Planning Guidance

5.4.1 The House Extensions and Domestic Outbuildings and the Parking Standards Supplementary Planning Guidance (adopted August 2015) are also relevant.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection.

The proposals take account of potential highway safety issues and raise no objections.

6.2 Landscape Officer: No objection in principle. The proposed planting is welcome but further details are required. Amenity lawn is proposed to the grass verge, but we would encourage that a more biodiverse option is considered such as 'Emorsgate – EL1 Flowering Lawn Mixture'.

There is also insufficient information on proposed materials.

Further details required to be submitted for approval to include:

Soft Landscape/Planting (Plan & Schedule):

- Type (trees/shrubs/bulbs/native/ornamental/marginal/aquatic/roof gardens/wildflower meadow etc.)
- Species
- Size/Specification
- Position
- Spacing/Density
- Accessories – Tree stakes/watering bags/wire support/trellis/planters

Hard Landscape/Materials (Plan):

- Surfacing (type/colour/finish)
- Edging
- Boundary Treatment (type/colour/finish)
- Enclosures

It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.

6.3 Ecology Officer: No response received.

6.4 Heneb Glamorgan Gwent Archaeology: No response received.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 12th March 2026 and a site notice was displayed on 20th March 2026. No representations have been received.

7.2 Marshfield Community Council: No response received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application relates to development associated with an existing residential dwelling. There are no objections in principle to the development.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The proposals would be visible from the public realm and as such, the quality of design must be fully considered. The proposed porch would be well set back from the road frontage and appear proportionate to the host property. In addition, its style and form would relate well to the host dwelling, as would the materials proposed.

8.2.2 It is considered that the front hedge has some visual value and although fairly high, its natural form and texture result in a positive appearance to the street scene. The design of the proposed wall is largely reflective of that of the previously refused application, however the wall has been reduced in height from 1.8 metres to 1.6 metres and it is also proposed to plant a hedge behind it. Furthermore, the gates have been set deeper into the site when compared to the refused plans. It is considered that these changes overcome the first reason for refusal of the previous application as the development would be less prominent within the street scene and more consistent with surrounding boundary features. Furthermore, as the entrance way would now be set back into the site, the site frontage would appear more open, which is more in keeping with the character of the area. It is noted that the proposed materials are regarded as acceptable, being ones which can be found within the locality.

8.2.3 The comments from the Landscape Officer are noted, however the requirement to include further details in the form of Soft and Hard Landscaping Plans is considered unreasonable and disproportionate to the nature of the application. Furthermore, it is considered that there is adequate detail to determine the application favourably as it stands.

8.2.4 Based on the above, it is considered that the development would be in accordance with Policy G6 of the NLDP (2011 – 2025).

8.3 Residential Amenity:

8.3.1 It is not considered that the proposals would result in a loss of privacy over and above the existing situation, neither would they be overbearing. The proposed porch would be modest

in scale and located adjacent to the garage of No.15a. It is therefore considered that there would be no adverse impact on residential amenity, with the proposal regarded as being in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 Car Parking and Highway Safety:

8.4.1 The application site sits within Parking Zone 5 of the Parking Standards SPG, which for this property, requires a maximum of 3 on-site parking spaces. The proposed would not adversely impact upon car parking provision within the confines of the site.

8.4.2 The Council's Highways Department have been consulted on the proposal and have raised no objection to the scheme. The previous application was also refused for highway safety reasons as the gates were not set back which resulted in inadequate pedestrian visibility splays being provided. The current application overcomes this concern and the proposal is therefore in accordance with Policy GP4 of the NLDP (2011 – 2026).

8.6 Biodiversity:

8.6.1 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. It is noted that the application has been accompanied by a Green Infrastructure Statement which outlines that a new grass verge would be created between the back of the pavement and the new wall, along with a new hedge behind the proposed wall. In addition, an area of planting would be created adjacent to the new porch.

8.6.2 It is considered that given the nature and scale of the development, the above details provide an acceptable level of ecological enhancement. No response has been received from the Council's Ecology Officer with regard to this matter. As such the proposal is considered to be compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.7 Archaeology:

8.7.1 The site is located on land identified as archaeologically sensitive. Policy CE6 indicates that development proposals will normally be required to undertake an Archaeological Impact Assessment.

8.7.2 The application is not accompanied by a Written Scheme of Investigation. Notwithstanding this, consultation has been undertaken with Heneb and whilst no response has been received it is noted that comments were provided on the previously refused application which concluded that it was considered unlikely that archaeologically significant material will be encountered during the course of the proposed works. It is unlikely that this position has changed and as such, it is considered acceptable in this instance that a Written Scheme of Investigation has not been submitted.

8.8 Flooding:

8.8.1 The application site is located wholly within Flood Zone 3 Rivers and Sea and the Wentlooge Levels TAN15 Defended Zone of NRW's Flood Map for Planning (FMfP). The use of the site is already well established, of which the proposal would be ancillary to. Given the minor nature of the development, it is not considered that the proposal would increase flood risk and NRW are not required to be consulted on the application.

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 principle of the proposal is regarded as acceptable, as is the impact of the development on the amenities of neighbouring and future occupiers and on the character and appearance of the local area.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:

Site Location Plan AL(90)01

Proposed Site Plan AL(90)10 Rev B

Proposed Plan and Elevations AL(0)10

Proposed Driveway Plan and Street Elevation AL(0)11 Rev C

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 grass verge shown on the approved plans shall be implemented no later than twelve months following the commencement of the construction of the front boundary wall and it shall be retained as such for the lifetime of the development.

Reason: In the interests of visual amenity and biodiversity, in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

3. The hedge and landscaping shown on the approved plans shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development hereby approved. Thereafter, the hedge and planting shall be maintained for a period of 5 years from the date of planting. Any hedge, plants or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.
4. Prior to the commencement of the development hereby approved, samples/details of the external stone finish and gates shall be submitted to and approved in writing by the Local Planning Authority. The finishes shall be applied and completed in accordance with the approved details within 12 months of the commencement of the development.
Reason: In the interests of visual amenity, in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

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 and T4 were relevant to the determination of this application.
- 02 The House Extensions and Domestic Outbuildings SPG (Adopted January 2020) and Newport City Council's Parking Standards SPG (Adopted August 2015) is 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.