

Delegated Decision Report

Application No:	25/0430	Statutory Period Expires:	11th August 2025
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Site:	Langstone Methodist Church Catsash Road Newport NP18 2LZ		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 2 (FOUL DRAINAGE), 6 (BOUNDARY DETAILS) AND 7 (WINDOW DETAILS) OF 23/1150 CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING		
Applicant:	C Davies		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	PART APPROVED PART REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is the former chapel known as Langstone Methodist Church, located to the west of Catsash Road, in the Langstone ward.

2.2 The site is rectangular in shape and the chapel building is located centrally within the site and broadly aligns with the existing building line of the residential properties either side. It currently benefits only from a pedestrian access off the highway and the site is laid to grass around the building. There are 2no. trees (Oriental Beech and Silver Birch) located forward of the building and the site is set behind a low stone wall and pillars. Either side and to the rear the side adjoins residential properties and the general character of the area is suburban residential.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 02 (Foul Drainage), 06 (Boundary Details) and 07 (Window Details) of planning permission 23/1150 for the residential conversion of the existing chapel building.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1150	CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING	GRANTED WITH CONDITIONS (SUBJECT TO S106)	16.01.2025

5. PLANNING POLICY

5.1 N/A

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

N/A

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 Welsh Water Dwr Cymru: Holding objection due to location of soakaway.

6.2 Highways: No response.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 02 (Foul Drainage) states;

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul or surface waters shall be allowed to connect directly or indirectly with the public sewerage system. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP3 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8.1.1 This condition relates to Foul Drainage only, and commentary on the Welsh Water Dwr Cymru response is provided in Paragraph 8.4 of this report. The submitted document states that 'existing WC lines will be retained and utilised for the purpose of Foul Waste from bathroom and kitchen only (as per the existing setup at the location).

8.1.2 Whilst this could be acceptable in principle the condition requires a scheme to be submitted showing details of this so that they can be controlled. No such details have been submitted and as such, the requirement of the condition has not been met.

8.1.3 Partial discharge of Condition 02 is refused.

8.2 Condition 06 (Front Boundary Details) states;

Prior to the commencement of development, final elevation details (including materials) of the proposed front boundary enclosure measuring a maximum height of 600mm shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary enclosure shall be constructed in accordance with the approved details prior to the first use of the dwelling hereby approved and retained in that state thereafter. Reason: In the interest of visual amenity and preserving the character and appearance of the street scape in accordance with Policy GP2(ii) and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8.2.1 No final elevation of the proposed front boundary wall has been submitted, which is a requirement of the condition as an elevation had not been submitted at full application stage. As such, the details submitted are insufficient to partially discharge the condition.

8.2.2 Partial discharge of Condition 06 is refused.

8.3 Condition 07 (Window Details) states;

Notwithstanding the submitted information details of revised fenestration in the eastern elevation of the extension hereby approved that more closely match the fenestration in the existing eastern elevation of the building shall be submitted to the Council in writing. Following the Council's written agreement the revised fenestration shall be installed as agreed upon construction of the extension. Reason: to ensure good design in the principal façade of the building. Policy GP6.

8.3.1 The condition was applied to secure more appropriate detailing of the replacement windows in the principal elevation of the building. The submitted photographs/examples include the replacement front door, two arched windows with window bar details and a double pane window. All openings are uPVC (which was established as being acceptable previously), double glazed and in a rosewood colour and the design better reflects the existing fenestration arrangement at the site as required by the condition.

8.3.2 The details are considered to be acceptable and Condition 07 can be partially discharged.

8.4 Other Matters

- 8.4.1 Welsh Water Dwr Cymru have offered a holding objection to the proposal as a soakaway is located within the protection zone of public sewer pipe. This soakaway is shown on the approved site layout plan and it is noted that Welsh Water would have raised this as an issue previously. It was considered under the full application that a SAB application (in relation to surface water drainage) is required for the scheme as the extension and external works amount to a construction area greater than 100sqm. As such, surface water drainage details are controlled under a separate regulatory regime. Furthermore, if separate consent is required from the Statutory Undertaker and the SAB process requires changes to the layout then there are separate measures, such as a Section 73 of Non Material Amendment application to amend approved plans as required.
- 8.4.2 Condition 02 relates to Foul Drainage and not Surface Water drainage so this application does not give consideration to this.

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 Condition 02 and 06 are refused as the details submitted do not meet the requirements of the condition and are not acceptable.
- 10.2 Condition 07 is approved as the details are acceptable to partially discharge the condition.
- 10.3 The application is part approved and part refused.

11. DECISION

PART APPROVED PART REFUSED

01 Insofar as the application relates to Condition 02 and 06 the information submitted is not of a satisfactory detail to meet the requirements of the conditions and the application is refused.

02 Insofar as the application relates to Condition 07 the application is approved.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Covering Letter from Mainty Group Consulting LTD (Dated 25/04/25).

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 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.