

Delegated Decision Report

Application No:	26/0336	Statutory Period Expires:	30th June 2026
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Site:	1 Rising Sun Gardens Ponthir Road Newport South Wales NP18 3NZ		
Proposal:	DETACHED GARDEN ROOM, FENCING AND ASSOCIATED WORKS		
Applicant:	G Bowen		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site comprises part of the amenity area associated with no.1 Rising Sun Gardens which is a semi-detached two storey dwelling in the Caerleon ward off Ponthir Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development comprises the construction of new fencing and a single storey garden room with associated concrete slab to the south east of the existing dwelling within its amenity area. The proposed garden room would measure 3.3m in length, 2.9m in width and 2.47m in height. In terms of fenestration it would include a set of French doors on the north (front) elevation and 1no. window on the western (side) elevation. It would have a flat roof and would be finished in red cedar UPVC cladding with a EDPM rubberised roof covering and UPVC anthracite grey glazing. The proposed garden room would be located approximately 17m to the south east the host dwelling on land below its parking area. The finished floor level of the proposal would be 98.54AOD which would be 0.7m lower than the existing finished floor level of the host dwelling. Due to the sloping nature of the amenity area a small part of the garden has already been lowered to accommodate the concrete slab, however this section is only around 300mm in height and 2.9m in length and no retaining structures are proposed. The proposed fencing comprises 3no. sections of 1.8m high trellis measuring a total length of 5.6m.

3.2 The application is part retrospective as the earthworks for the concrete slab for the proposed garden room and the fencing have already been completed at the time of writing.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
03/0832	ERECTION OF NEW PITCHED ROOF OVER EXISTING PROPERTIES	GRANTED WITH CONDITIONS
22/0106	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION	GRANTED WITH CONDITIONS
22/1210	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 22/0106 FOR DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION. AMENDMENT TO INCREASE LENGTH BY 600MM	APPROVED 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

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)

Policies GP2 (General Amenity) and GP6 (Quality of Design) of the Adopted Newport Local Development Plan are considered relevant to this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Householder and Domestic Outbuildings Supplementary Planning Guidance (SPG) (January 2020).

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 06/05/2026 and a Site Notice was put up on 15/05/2026.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted (4no. properties) and a site notice was erected and no responses were received.

8. ASSESSMENT

8.1 The proposed garden room would be located to the south of the garden associated with the host dwelling and it would be single storey in nature. It would be located adjacent to the existing boundary fence along Ponthir Road and an area of woodland to the south of the site, it would also be set down from finished floor level of the host dwelling by 0.7m therefore it would be well screened from Ponthir Road. The proposed fenestration would look directly into the existing amenity area of the host dwelling and the building would be approximately 27m away from the closest neighbouring property (no.2 Rising Sun Gardens) and therefore the proposal will not lead to a loss of privacy. In addition, due to its location and size the proposal is not considered to be overbearing and would not result in a loss of light to neighbouring properties. The proposal is therefore considered to accord with policy GP2.

8.2 In terms of design, the House Extensions and Outbuildings SPG states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The proposed garden room would be located to the side of the existing dwelling, however this is within the main amenity area for the property which is surrounded by timber fencing and existing vegetation, and therefore it would not be highly visible from the public realm. The proposed development is therefore not considered to impact upon the streetscene or the character of the wider area. It would also be finished in materials which would compliment the existing property. In addition, the proposed fencing is located adjacent to the existing hedgerow, leaving only a small section visible from Ponthir Road. This section is viewed in the context of the existing garden and is not considered to have an adverse impact in terms of visual amenity. The proposal is therefore considered to be acceptable in terms of design and accords with policy GP6.

- 8.3 The House Extension and Domestic Outbuildings SPG states that a domestic outbuilding should preserve adequate amenity space for existing and future occupiers of the application site. The garden room only occupies a small area of the garden, leaving adequate amenity space undeveloped for future occupiers.
- 8.4 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. A number of different biodiversity enhancement proposals have been suggested as part of this application including bat and bird boxes, a bug hotel, rain gardens and planting. A minimum of one of these measures shall be implemented prior to the first beneficial use of the proposed garden room to secure a net gain in biodiversity. This will be secured by condition. In addition, 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 would adequately preserve visual and neighbouring amenities, and is acceptable in terms of design 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.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 01B - Site Plan, Existing Floor Plans and Elevations.

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 A minimum of one of the biodiversity enhancement measures stipulated on 01 - Site Plan, Proposed Floor Plans and Elevations shall be implemented in full prior to the first use of the development and retained for the lifetime of the development thereafter.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

01 This decision relates to the following plans: Site Location Plan, and 01B - Site Plan, Proposed Floor Plans and Elevations.

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