

Delegated Decision Report

Application No:	26/0242	Statutory Period Expires:	25th May 2026
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Site:	13 Allt-yr-yn Crescent Newport South Wales NP20 5GD		
Proposal:	PROPOSED REPLACEMENT OF EXISTING GARAGE WITH ANNEXE		
Applicant:	R & A James & Line		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a two storey semi detached dwelling located in the Allt-yr-Yn ward, on Allt-yr-Yn Crescent a residential street within the defined settlement boundary. The property benefits from off street parking and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the replacement of the existing garage with an annex proposed. The annex will measure 7.6m in depth, 3.9m in width and a maximum height of 3.1m. Externally, the annex will adopt a flat roof form and will be constructed of render to match the existing garage.

4. RELEVANT SITE HISTORY

None.

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)

GP2 - General amenity.

GP4 - General Development Principles. Highways and Accessibility.

GP6 - Quality of design.

H7 – Annexes to Residential Dwellings.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

It is not clear how many bedrooms the existing property has, but there is sufficient space for two cars on the drive and there is also a garage. It is not clear if the garage is large enough to count towards the parking provision, however it would be three spaces in a row which would not be supported.

The proposals include a store which could be used for cycles and there is also access to the rear so there is no concern over cycle storage.

Highways do not therefore consider the loss of the garage to be a loss of car or cycle parking.

The conversion creates a further bedroom, but if this is a fourth bedroom it does not require additional parking.

Additional parking is proposed on the front which would result in three spaces with two in tandem. However, the space to the front is only 5.4m deep. This is marginally below the required standard for parking against a wall (5.5m). In this instance however it does not attract an objection.

The widening off the drive will require the widening of the footway crossing (dropped kerbs) to provide lawful access. The applicant should note that this requires a licence from highways which is separate to and independent of planning. (see notes below)

In summary, there are no highway related objections, subject to the following conditions.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 01.04.2026. One Neighbour comment was received which supported the application.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.1.2 The proposed development is to be used as an Annexe/additional living accommodation, the building would remain a clear functional link with the main dwelling and is not considered to be of a scale that could operate as an independent dwelling therefore no concern is raised in this regard. However, for completeness the LPA will attach a condition ensuring that the annexe is used as ancillary accommodation only.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The proposed outbuilding would replace an existing garage structure which is located to the rear of the application property. However, due to the established layout, the annexe would be visible from public realm. Nevertheless, the outbuilding is modest in scale, and the proposed materials are set to match the existing garage, which is considered to be acceptable within the context of the application site. It is also acknowledged that the neighbouring property No.15 has undertaken a similar form of development to their garage and therefore any impact felt as a result of the proposed development would be lessened

further as a result.

- 8.2.2 The proposal includes an extended parking area to the front of the dwelling, limited details have been provided in respect of this extension to the parking area. However, given that the area of extended driveway is limited it would not result in any unacceptable adverse impact in respect of visual amenity that would prejudice the character/appearance of the dwelling or wider area. As the proposed plans are annotated to explain that the extended area would be porous/permeable the LPA are satisfied that this development could be undertaken without the express consent of the LPA therefore no additional detail have been requested.

8.3 **Residential Amenity:**

- 8.3.1 The proposed development would result in an enlargement of the existing footprint/ built form however, as there are no proposed side windows, it is not considered that the proposed extension will alter the existing levels of overlooking currently experienced to the neighbouring properties. Furthermore, the extension is modest in both scale and height, and due to its siting in relation to the neighbouring property, any impact in respect of outlook or loss of light is not considered to be of an unacceptable level.

8.4 **Highways:**

- 8.4.1 The proposal will result in the loss of the existing attached garage, However the size of the garage is 5.45m x 3.15m and therefore, it is noted that the internal dimensions of the garage do not meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it cannot be counted as a carparking space. Accordingly, the development would not result in a loss of onsite parking provision. It is also noted that there are no planning conditions that would restrict the use of the garage or require its retention.

- 8.4.2 The Local Highways Authority (LHA) were consulted on the application and raised no objections as the proposal includes the extension of existing driveway and therefore the required No. 3 parking spaces are maintained. The LHA suggested three conditions to be attached to the decision, however the condition relating to EV charging is not being carried forward given the residential use of the dwelling and the lack of planning policy basis for this to be justified in.

- 8.4.3 The LHA stated that the space to the front is only 5.4m deep and therefore marginally below the required standard for parking against a wall. However, the overall extension of driveway area is limited, the LHA raised no objection to this, and Significant weight is attached to fall back position of what can be achieved in this regard without the need for planning consent under the provision of the General Permitted Development (Wales) Order.

8.5 **Biodiversity:**

- 8.5.1 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 a sparrow nesting box has been proposed, this is considered to be appropriate when considering the scale and context of the development.

- 8.5.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure Statement is considered to be appropriately detailed relative to the scale of the development.

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 considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition

**11. DECISION
GRANTED WITH CONDITIONS**

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Existing/ Proposed Floor/ Site Plans and Elevations KD2062/1, Green Infrastructure Statement
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 biodiversity enhancement scheme as shown on approved plan Green Infrastructure Statement shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development. Reason: In the interest of ecology and biodiversity, in accordance with

3. Before the access is used for vehicular purposes the extended area of driveway hereby permitted shall be constructed in a porous or permeable material or provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse and permanently maintained as such.
Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.
4. No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety
5. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 13 Allt-yr-yn Crescent.
Reason: To ensure the building does not become an independent unit of residential accommodation.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing/ Proposed Floor/ Site Plans and Elevations KD2062/1, Green Infrastructure Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and H7 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.

04 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore, prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.