

Delegated Decision Report

Application No:	25/0309	Statutory Period Expires:	20th June 2025
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Site:	20 Graig Park Parade Newport NP20 6GW		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (BIODIVERSITY ENHANCEMENT) OF 25/0131 SINGLE-STORY REAR EXTENSION, REPAIRS TO EXISTING GARDEN WALLS AND PATIO AREA		
Applicant:	B Wakefield		
Type:	Discharge Conditions	Ward:	Malpas
Decision:	APPROVED		

1. BACKGROUND

- 1.1 The site had previously been granted permission for a single storey rear extension, repairs to existing garden walls and a patio area. This application was granted with conditions.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is a semi-detached 2no storey property situated in the Malpas ward, with a small front a rear garden.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks to discharge condition 02 (biodiversity enhancement) of permission 25/0131. The condition states:

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)

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0131	SINGLE STOREY REAR EXTENSION, REPAIRS TO EXISTING GARDEN WALLS AND PATIO AREA	GC	27.03.2025

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)

- GP5 (Natural Environment)
- GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

We can partially discharge this condition, subject to installation of the bird box as described.

7. PUBLIC REPRESENTATIONS

7.1 None

8. ASSESSMENT

8.1 The submission includes elevations demonstrating a National Trust Woodstone – Green Open Nest Bird Box. The Ecology Officer has been consulted on the document and has confirmed no objections to the partial discharge of the condition, subject to full implementation.

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 information submitted for the partial discharge of condition 02 is acceptable.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:
- Proposed Elevations DR-00004

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5 and GP7 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.