

Delegated Decision Report

Application No:	25/0667	Statutory Period Expires:	31st October 2025
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Site:	2 Old Hall Close Newport NP10 8HQ		
Proposal:	DETACHED GARDEN OUTBUILDING (RETROSPECTIVE)		
Applicant:	S Hall-Davies		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The proposed development is in relation to enforcement investigation E25/0250.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a 2 storey, semi-detached dwelling located on Old Hall Close, a no-through residential street within the Tredegar Park and Marshfield ward. The application site is located within the defined settlement boundary on a purpose built residential development. The property benefits from off street parking to the front as well as a front and rear garden area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks consent for the retention of an outbuilding within the front garden area of the dwelling adjacent to the public footpath. The outbuilding measures 2.17m at maximum height, 1.55m in width, and 3.3m in depth. In terms of materials, the outbuilding has a green metal finish.
- 3.2 The outbuilding is sited on a concrete base that has been constructed for the development. The concrete base is linked to the driveway by means of a ramp.

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)

Policy GP2 (General Amenity)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objection- The shed does not obstruct highway or visibility splays. It is not accessed directly from the highway, therefore there are no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 10.09.2025.

7.1 NEIGHBOURS:

2 representations have been received, one in support of the proposal outlining the benefits to the applicant and one in objection raising concern due to the visual impact of the shed and its impact on the character and appearance of the area.

7.2 COUNCILLORS: None.

7.3 COMMUNITY COUNCIL: None.

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. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The outbuilding is positioned within the front garden area of the plot adjacent to the boundary fence and public footpath, therefore it is readily visible within the public realm and has a significant impact upon the amenity and character of the area. The scale and siting of the shed results in an unacceptable adverse visual impact that detracts from the character and appearance of the wider area and fails to meet the placemaking objectives of The Council.
- 8.2.2 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*". In this case, the outbuilding is located in the front garden and is highly visible therefore the development conflicts with the guidance as adopted by The Council. Additionally, Paragraph 5.8.1 of the Household Extensions and Domestic

Outbuildings SPG (adopted) states that outbuildings “... *can be just as harmful as house extensions to residential amenity and the street scape. It is essential, therefore, that the council control their size, location and appearance.*” The outbuilding is finished in green metal cladding. This is not characteristic of the area. It is considered that due to its location and design, the outbuilding has a negative impact on visual amenity within the area.

8.3 Residential Amenity

- 8.3.1 The outbuilding by virtue of its limited scale and siting away from the closest residential properties does not result in any unacceptable adverse impact upon the living conditions of neighbouring occupiers. It is not considered that the outbuilding has any unacceptable impact in respect of outlook, loss of light or privacy.

Biodiversity:

- 8.5 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. No biodiversity enhancement has been submitted as part of the application, therefore in accordance with section 6.4.12 of PPW12: “*Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission*”. It is also noted that the application is not supported by a Green Infrastructure Statement as required by section 6.2.12 of PPW12.

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 It is considered that the development has an unacceptable adverse impact on the character and appearance of the existing dwelling and surrounding area, which is contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Householder Extensions and Domestic Outbuildings SPG (adopted January 2021). As such, planning permission is refused.

11. REFUSED

01 Owing to its scale, location and material finish, the development has an unacceptable adverse impact on the character and appearance of the dwelling and wider area contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Householder Extensions and Domestic Outbuildings SPG (adopted January 2021).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 100 - Site Location Plan, 101- Existing Site Plan, 102- Proposed 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.