

Delegated Decision Report

Application No:	25/0804	Statutory Period Expires:	28th November 2025
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Site:	<i>Olive Mount Cottage 51 Crescent Road Newport NP19 8LW</i>		
Proposal:	<i>PROPOSED EXCAVATION OF PART OF THE REAR EMBANKMENT AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION</i>		
Applicant:	<i>M Bowen</i>		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Olive Mount cottage is a single storey detached bungalow located on Crescent Road. The dwelling is set within a generous plot which slopes from south to north. Immediately to the east of the curtilage is a woodland area. The east of the property is Woodland Park, an Environmental Space as designated by Policy CE3 of the Newport Local Development Plan.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to excavate part of the rear embankment for a depth of 3m and erect a retaining wall. The retaining wall would measure 4.5m in width, 2m in height and would wrap around the proposed single storey rear extension.

3.2 It is also proposed to erect a single storey extension on the rear elevation. The extension would measure 4m in depth from the existing rear elevation and 4m in width, 2.2m from the ground level to the eaves, 3.2m to the ridge of the proposed pitched roof. The external walls would be buff brickwork to match the host dwelling. Fenestration would consist of 1no window and 1no door on the side elevation and 4no velux roof lights.

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 states that development will not be permitted where it has

a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy CE3 - Environmental Spaces & Corridors states that in and adjoining the urban and village areas, and in areas identified for comprehensive development, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as “environmental spaces and corridors”. Development in these spaces will be permitted only where: i) The existing or potential environmental qualities of the site will be improved or complemented; ii) There is no adverse impact on international, European, national, regional or local nature conservation interest; iii) There is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site. proposals to enhance or improve existing environmental space provision will be encouraged where practicable. Additional provision will be sought in areas where a deficit has been identified.

5.4 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08.10.2025, Site Notice was put up on 17.10.2025.

7.1 NEIGHBOURS: 3no neighbours were consulted. 1no response received to date.

4 Lincoln Close

Require plans as to where this building will be situated as the rear of the property has a very high dry-stone wall which retains my garden and have concerns that it will damage the foundation leading to the wall and my garden collapsing.

I have already seen damage to the wall due to ivy and other climbing plants eroding the wall.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. An adequate area of garden space would be retained, and the size and form of the extension are appropriate to the dwelling. The extension would be built on the rear elevation, which is not visible from the public realm and the extension is therefore appropriately sited.

8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external

materials). A pitched roof is proposed which matches the pitch of the host dwelling and the existing extension already on the rear elevation. As such, the extension would contribute to a coherent development.

8.3 Residential Amenity:

Due to siting of the proposed extension set well within the generous plot and the distance from the nearest neighbouring property, the proposed extension is unlikely to impact any neighbouring properties by means of a loss of light, overbearing effect, nor loss of privacy and the extension is in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.4 It is noted that concerns have been raised regarding the proposed excavation of the rear embankment however the excavation is limited to 3m in depth and would be 31m away from the rear boundary which is shared with nos.4 & 5 Lincoln Close, so no adverse impact is anticipated.

8.5 Biodiversity:

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. A woodcrete bird box is proposed beneath the ridge on the eastern (side) elevation as part of the development. Notwithstanding the details provided, it is considered necessary to secure a further scheme of biodiversity enhancement in addition to the bird box to compensate for the loss of green infrastructure which is to be removed as part of the excavation of the rear embankment. As such, a condition will be added to ensure the submission of a biodiversity enhancement scheme. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development does not give rise to an adverse impact on residential nor visual amenity. The implementation of a biodiversity enhancement scheme will be secured via condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- DRG.02 - Existing/Proposed Floor Plans
- DRG.03 - Existing/Proposed Sections
- DRG.04 - Proposed Elevations
- DRG.05 - Site Location Plan
- DRG.06 - Existing/Proposed Site Plans

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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

03 Notwithstanding the details provided, 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).

NOTE TO APPLICANT

01 This decision relates to plan Nos: DRG.01 - Existing Elevations, DRG.02 - Existing/Proposed Floor Plans, DRG.03 - Existing/Proposed Sections, DRG.04 - Proposed Elevations, DRG.05 - Site Location Plan, DRG.06 - Existing/Proposed Site Plans.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 and CE3 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.