

Delegated Decision Report

Application No:	25/0480	Statutory Period Expires:	7th August 2025
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Site:	Tanglewood Tregarn Road Langstone Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (MATERIALS FOR EXTERIOR WALLS ONLY) OF 24/1037 INCREASED HEIGHT OF DORMER BUNGALOW TO CREATE ADDITIONAL FIRST FLOOR ACCOMMODATION. CONVERSION OF GARAGE AND A SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE		
Applicant:	T Tilley		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/1037	INCREASED HEIGHT OF DORMER BUNGALOW TO CREATE ADDITIONAL FIRST FLOOR ACCOMMODATION. CONVERSION OF GARAGE AND A SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE	GRANTED WITH CONDITIONS	20.00.2025

7. PUBLIC REPRESENTATIONS

N/A.

8. ASSESSMENT

Planning permission was granted for the increase in height of the property together with a link extension and garage conversion. The permission was subject to the following condition relating to materials:

Prior to the commencement of development full details of all external surfaces of the development as hereby approved shall be submitted to the Local Planning Authority and written approval received. The development shall be carried out fully in accordance with the approved details and thereafter retained in perpetuity.

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

- 8.1 The applicant advises that the external surfaces are to be silicone render in shade 'Willow Green', which is a very pale shade of green. No details of any other external materials such as windows have been provided. However, it was noted in the determination of the application that *"the property is located within the urban boundary in a residential street having a wide variety of house styles and a very pleasant visual amenity. Neighbouring dwellings vary considerably in scale and design with a mixture of two storey and single storey properties in close proximity to the site."* Properties in the immediate vicinity feature both render and brick finish and consequently the proposed render finish is considered to be acceptable.

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 materials are considered to be acceptable and the application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates: Application forms and material sample.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies 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.