

Delegated Decision Report

Application No:	25/0362	Statutory Period Expires:	8th August 2025
-----------------	---------	---------------------------	-----------------

Site:	7 Bardsey Close Newport NP19 7TE		
Proposal:	RETROSPECTIVE APPLICATION FOR THE REMOVAL OF EXISTING HEDGE AND REPLACEMENT WITH FEATHER EDGE FENCING		
Applicant:	L Jones		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 7 Bardsey Close is a two-storey terraced dwelling located in the Beechwood ward. Bardsey Close is a cul-de-sac of limited properties, accessed via Lundy Drive and providing access to Hayling Close.

3. DESCRIPTION OF DEVELOPMENT

3.1 Retrospective permission is sought for a 1.3m tall feather board fence, measuring approximately 11.5m in width along the southern boundary of the curtilage. The fence is situated on top of a 500mm low brick wall, making the collective height of the fence 1.8m in total.

3.2 Prior to the erection of the fence, an ornamental Cypress hedge occupied the boundary. This hedge has since been removed.

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 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.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER

No objection.

6.2 TREE OFFICER

No objection.

6.3 LANDSCAPE OFFICER

No objection.

The hedge removed was ornamental Cypress.

The new timber fence is shown at around 1.3m height on existing 500mm high brick wall which gives an overall height of around 1.8m which is typical of the area.

The garden has a limited size to provide any new planting that might help to soften the fence line over time

6.4 HIGHWAYS OFFICER

No objection.

The fence would have no adverse impacts on highway matters and there are therefore no objections.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 06.06.2025.

7.1 NEIGHBOURS: 8no neighbours were consulted. 1no response received to date

1 Bardsey Close

The previous owner of No.7 Bardsey Close allowed the trees/hedging to become overgrown both in height and protruding into the walkway. As our property directly overlooks No.7 the previous trees/hedging was unsightly and very unpleasant to overlook.

In removing the previous trees/hedging and replacing this with modern fencing. The current owner has greatly improved the view from our property. Improved access to the walkway around No.7 and has made an excellent job of improving theirs and our properties and we fully endorse and support this application.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

No.7 Bardsey Close occupies a corner plot between Bardsey Close and Hayling Close, making the feather board fence highly visible when viewed from the highway. Partial views are also afforded from Lundy Drive. A feather board fence is not an uncommon feature for a residential curtilage and several fences of a similar ilk can be seen in the immediate vicinity.

8.2 It is understood that the existing ornamental cypress was removed as the inside of the hedge was rotting and would not have generated new growth. The hedge was also strewn with fly-tipping from a previous tenant and was constituting a health hazard. As such, the removal of the hedge left the rear curtilage of no.7 exposed and without a means of enclosure. Due to the orientation of no.7, the rear elevation and amenity space is to the south. The proposed fence encloses this rear amenity space, providing privacy and a means of enclosure.

8.3 To the north of the proposed fence, a 2m tall feather board fence in a dark brown shade can be observed. The fence is approximately 31m in width and runs along the boundaries of the no.6 and no.7 Bardsey Close and no.17 Caldys Close, all of which are adjacent to the highway. It is considered that the dark brown colour of this fence reduces its visual impact on the street scene, and this should be applied to the proposed fence. As such, it has been agreed that the proposed fence shall be painted brown/finished in a dark stain to match the

surrounding within three months of the permission and this will be secured via a suitably worded planning condition.

Residential Amenity:

- 8.4 It is not anticipated that the fence would impact neighbouring amenity by means of an overbearing effect, nor loss of light, given that the fence has replaced a former hedge which was larger in height and scale.
- 8.5 Moreover, it is not anticipated that the fence would impact neighbouring properties by means of a loss of privacy. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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 harm the visual or residential amenity of Bardsey Close. A

condition will be added to ensure the fence is painted dark brown/finished in a dark stain within 3 months of the permission. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

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

- Site Location Plan
- Fence Measurements
- Planning Statement
- Correspondence RE: Paint Condition

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 fencing hereby permitted shall be completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out below:

i) within 3 months of the date of this decision the entirety of the outward/public face of the fence hereby approved shall be painted dark brown in shade RAL 8014, RAL 8017 or RAL 8028.

ii) if an appeal is made in pursuance of (i) above, that appeal shall have been finally determined and the submitted appeal shall have been approved by the Welsh Ministers.

The fencing shall be maintained as approved for the lifetime of development.

Reason: In the interests of safeguarding visual amenity, in accordance with LDP Policy GP2 and GP6.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Fence Measurements, Planning Statement, Photograph – Fence, Photograph – Hedge, Photograph – Hedge Side View, Photograph – Hedge Side View 2, Photograph – Fences in the Surrounding Area, Correspondence RE: Paint Condition, Letter from Mitchell Harris.

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.