

Delegated Decision Report

Application No:	25/0534	Statutory Period Expires:	1st September 2025
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Site:	<i>The Old Post Office 2 Tregarn Road Langstone Newport NP18 2JS</i>		
Proposal:	<i>S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS</i>		
Applicant:	<i>T Prictor</i>		
Type:	Renewals and Variation of Conditions	Ward:	Bishton And Langstone
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site has an elongated planning history which dates back to an initial planning application in 2005 (05/1077), which was granted in October 2008 for the demolition of the former Post Office building and construction of 6no. flats, parking and ancillary works.

2.2 The 05/1077 permission was later extended through application 13/1071, however never built out. In January 2019 planning application 18/0333 was granted with conditions for the construction of a residential building containing 6no. two bedroom flats with under croft parking and associated landscaping works. Pre commencement planning conditions were partially discharged but that permission was never implemented and instead a new application 22/0545 was submitted in 2022 for the construction of 5no. flats, car parking and associated landscaping works. Planning permission was granted in June 2023, however work had already commenced on site and it became apparent that what was being built on site was not in accordance with those proposed plans.

2.3 A further application was granted under application 23/0418, and this is the most recent planning permission on the site. However, it is apparent that not all of the development has been built in accordance with the plans and a number of conditions have not been complied with. This current application is now sought to regularise changes and vary the conditions listed within the description of development.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to vary Condition 01 (Approved Plans), 02 (Landscaping), 03 (Ecological Enhancement), 04 (Refuse Store), 05 (Cycle Store), 07 (Parking Spaces) and 09 (Privacy Screens) of planning permission 23/0418 for construction of 5no. flats, parking and associated works at the Former Post Office, Tregarn Road in the Langstone and Bishton Ward.

4. RELEVANT SITE HISTORY

05/1077	RESIDENTIAL DEVELOPMENT OF 6NO. FLATS, PARKING AND ANCILLARY WORKS	GRANTED WITH CONDITIONS
13/1071	VARIATION OF STANDARD CONDITION TO EXTEND TIME PERIOD FOR COMMENCEMENT OF DEVELOPMENT GRANTED BY PLANNING PERMISSION 05/1077 FOR RESIDENTIAL	GRANTED WITH CONDITIONS

	DEVELOPMENT OF 6NO. FLATS, PARKING AND ANCILLARY WORKS	
18/0333	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 6NO.FLATS, UNDERCROFT PARKING AND ASSOCIATED LANDSCAPING WORKS	GRANTED WITH CONDITIONS
20/0678	PARTIAL DISCHARGE OF CONDITION 02 (MATERIALS), 03 (CEMP), 04 (LANDSCAPING), 05 (BALCONY PRIVACY SCREENS), 06 (PARKING AREA SURFACE) AND 07 (DRAINAGE AND CULVERT MANAGEMENT) OF PLANNING PERMISSION 18/0333 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 6NO.FLATS, UNDERCROFT PARKING AND ASSOCIATED LANDSCAPING WORKS	PART APPROVED PART REFUSED
21/0117	PARTIAL DISCHARGE OF CONDITIONS 4 (LANDSCAPING), 6 (PARKING SURFACE) AND 7 (SURFACE WATER DRAINAGE) OF PLANNING PERMISSION 18/0333 FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 6NO.FLATS, UNDERCROFT PARKING AND ASSOCIATED LANDSCAPING WORKS	APPROVED
22/0545	CONSTRUCTION OF 5NO. FLATS, CAR PARKING AND ASSOCIATED LANDSCAPING WORKS	GRANTED WITH CONDITIONS
23/0418	CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS	GRANTED WITH CONDITIONS

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)

SP1, SP5, SP10, SP13, GP2, GP4, GP5, GP6, GP7, H6, W3

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NEW DWELLINGS
PARKING STANDARDS
SUSTAINABLE TRAVEL
PLANNING OBLIGATIONS
WASTE STORAGE AND COLLECTION

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No comment to make.

6.2 Welsh Water Dwr Cymru: No objection.

6.3 Highways:

Highway Recommendation:

1 (APPROVED PLANS): Recommend refusal.

2 (LANDSCAPING): No comment.

3 (ECOLOGICAL ENHANCEMENT): No comment.

4 (REFUSE STORE): No comment. 5 (CYCLE STORE): Recommend refusal.

7 (PARKING SPACES): Recommend refusal.

9 (PRIVACY SCREENS): No comment.

Highway Comments:

The proposed parking arrangement does not provide sufficient space for users of spaces 1 to 5 to manoeuvre in or out. The aisle should be a minimum of 6m and appears to be under 5m. To enter space 1, it would be necessary to parallel park from a starting position within the building or reverse in across the footway. Furthermore spaces 1 & 6 will require drivers to reverse out of the car park. The parking arrangement is therefore not considered appropriate or safe for other highway users and raises an objection.

The cycle provision is not what was agreed previously and is not offer sufficient quality or security to be acceptable. We would refer the applicant back to the "Trinity" detail provided previously or similar provision.

In summary, Highways consider that the layout is not practical and safe and does not encourage cycling. We would therefore raise multiple objections to the amended proposals

6.4 Landscape: I had a high number of comments on the 23/0418 application as there was no secured planting treatment for side boundaries, rear and frontage and submitted proposals were too vague. The approved site plan is below.

Condition 2 for 23/0418 required submission of a scheme of landscaping but this does not appear to have been submitted.

The current application is also unclear. The ecology enhancement mentions a 1.2m hedge but the location is unclear. There is an existing hedge along the west boundary. In addition the mix is not specified and the use of blackthorn is not recommended (large thorns and readily suckers).

There is no mention of a timber raised bed at the site frontage which is shown as a dwarf wall on the approved plan. Plant rooting volume will be more constrained and raised planters dry out more readily, in addition the submitted photos below show continuous block paving under the planter. I assume there are no visibility splay issues as planting will now be raised?

The response indicates a lack of understanding regarding Condition 2 as the planting scheme is yet to be approved.

As previously advised soft landscape plan detailing should be undertaken by a professional landscape architect detailing plant species, size, density, location; outline specification for

ground preparation and planting, and 5 year soft landscape maintenance/management and monitoring plan. A quality planting scheme is needed along with the use of larger nursery stock to provide immediate impact.

- 6.5 Active Travel Co Ordinator: I would request that more secure cycle storage is provided.

Whilst the proposal is adequate for temporary visitor parking, it is not adequate for residents. Non secure storage is likely to be unused and would be of no practical benefit to the site.

- 6.6 Tree Officer: No objection.

- 6.7 Ecology: No response.

- 6.8 Environmental Health: No response.

- 6.9 Drainage: No response.

- 6.10 Public Rights of Way: No response.

- 6.11 Waste: No response.

- 6.12 Planning Contributions Manager: Given the length of time passed since the last application, an updated viability appraisal is required.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 11th July 2025 and a Site Notice was put up on 18th July 2025.

- 7.1 NEIGHBOURS: 13no. neighbouring properties were consulted and 1no. objection has been received raising concerns as summarised below;

- The pedestrian walkway on the Old Post Office side of the road is the main route for children at the local Primary School, there is no walkway on the other side of the road. The new height of bin store prevents safe visibility for cars leaving the property with regard to pedestrians, specifically children of primary school age that would not be visible due to the installed fence height;
- The approved drawing shows a 2m x 2m visibility over a dwarf brick wall that is now completely obscured by the bin store. The visibility splay is now blocked by the bin store;
- Cars have been witnessed existing the site close to the bin store with the front of the car well into the walkway before the driver could see past the fence. Cars have also been witnessed reversing from the driveway further reducing likelihood of being able to see a child walking.

- 7.2 LANGSTONE COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The residential development of the site has been established in principle over the course of the elongated planning history. Since approval of the most recent planning permission, which is applying to be varied, there has not been any significant Local or National Planning Policy amendment or update relevant to this site or nature of the development over and above that previously considered.

- 8.1.2 The assessment of this application will therefore be limited to the specific matters applying to be varied, as outlined in the applicant's supporting information.

8.2 Condition 01 (Approved Plans)

- 8.2.1 The proposed change to the approved plans is stated as being to include the safety screening to the second floor balcony in the rear elevation of the building to allow access onto the roof for maintenance. This screening comprises of a metal structure to the second floor balcony that is enclosed with dark grey composite panels and extends above the height of the building roof. It is advised that this gives roof access.
- 8.2.2 This structure located on the second floor balcony constitutes a visually prominent and raised addition to the rear elevation of the building, particularly when viewed from the adjacent Public Right of Way running along the site boundary. Its scale and design are considered to be unsympathetic and overly dominant, resulting in a poor visual relationship with the host building as well as causing an unneighbourly impact on the adjacent residential property Trelawney given the raised position close to the shared boundary. This is of particular concern given the site's location on the rural-urban fringe, where such additions can further appear out of context with the surrounding character. It is poor design that is contrary to Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).
- 8.2.3 There are other changes to the site layout that would require amendments to the approved plans listed in Condition 01 included as part of this application. These changes relate to parking layout, landscaping, refuse storage and cycle storage and will be considered under each condition in the following sections of this report.

8.3 Condition 02 (Landscaping)

- 8.3.1 Condition 02 of planning permission reference 23/0418 is currently worded as follows:

“Notwithstanding the information submitted, prior to the first occupation of any unit a scheme of landscaping to include green infrastructure and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in entirety by a date not later than the end of the full planting season immediately following the date of this permission. Thereafter, the trees, grasses and shrubs shall be maintained for a period of five years from the date of planting, and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the five-year establishment phase is to be confirmed by:

a) A short report with photographic evidence by the landscape consultant, to be submitted to and approved in writing by Newport City Council immediately following completion of the landscape scheme. This report must show the site before and after planting, seeding, and fencing, and confirm compliance with the approved documents (e.g. plant species, plant size, planting operations).

b) A report with photographic evidence by the landscape consultant, to be submitted to Newport City Council by 31st July in years 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority), summarising any issues with planting or seeding, any replacement planting required, and the timetable for replacements.”
For the purposes of this condition, the planting season shall mean the period of October 2024 to March 2025.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity, ecological enhancement, and placemaking, in accordance with Policies GP2, GP5, and GP6 of the adopted Newport Local Development Plan.

- 8.3.2 In relation to this condition, the applicant has advised that planting will be undertaken in accordance with the approved plans, specifically within a timber planter recently constructed at the front boundary of the site.
- 8.3.3 Although the site layout plans approved under application 23/0418 included landscaping, the wording of Condition 02 requires the submission and approval of a detailed landscaping scheme incorporating green infrastructure and biodiversity enhancements. No such scheme has been submitted as part of this application. As a result, the request to implement previously approved planting is not possible, as the condition requires a new landscaping submission. Additionally, the Council's Landscape Officer has raised concerns regarding the

submitted information, noting a lack of understanding of the condition's requirements. From a technical perspective, it has been advised that the rooting volume within raised planters is constrained, and such planters are prone to drying out. Furthermore, photographs submitted show continuous block paving beneath the planter, which may further impact successful planting.

8.3.4 Council Tax records confirm that at least two of the flats within the development are currently occupied, indicating non-compliance with Condition 02, which requires landscaping to be approved and implemented prior to first occupation.

8.3.5 The application does not clearly set out how it intends to vary Condition 02, and no landscaping details have been submitted for approval. Accordingly, the application is refused insofar as it relates to the proposed variation of Condition 02.

8.3.6 The proposal is contrary to Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.4 Condition 03 (Ecological Enhancement)

8.4.1 Condition 03 of planning permission reference 23/0418 is currently worded as follows:

"Notwithstanding the information submitted, no occupation of any flat hereby approved shall take place until a scheme of ecological enhancement (including timetable for provision) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in full prior to first occupation and retained thereafter."

Reason: To ensure the proposal benefits from ecological enhancement in accordance with Policy GP5 of the Newport Local Development Plan 2011–2026 (adopted January 2015) and Planning Policy Wales (Edition 11).

8.4.2 A document outlining a scheme of ecological enhancement has now been submitted. However, this submission does not technically comply with the requirements of the condition, as the building has already been occupied. Notwithstanding this breach, the condition is not considered to go to the heart of the planning permission. Therefore, partial discharge may be considered, subject to the adequacy of the submitted details.

8.4.3 The proposed ecological enhancements include the installation of two bird nesting boxes, one integrated bat roost, enhancement of the existing native hedgerow with hawthorn and blackthorn planting, pollinator-friendly planting, and the provision of one bug hotel. A timetable for implementation has been provided, indicating that these measures would be completed prior to occupation. However, as the building is already occupied, the proposed timetable is inaccurate and therefore unacceptable.

8.4.4 While the proposed ecological measures may be acceptable in principle, the submission lacks sufficient detail to enable effective implementation or enforcement. Specifically, the absence of specifications and a plan or drawing indicating the locations of the enhancements is not acceptable and would not be enforceable. It is also noted that following a site visit the landscaping undertaken does not match the plans submitted and it is likely that this does not result in ecological net gain. Furthermore, the proposed timetable cannot be complied with retrospectively.

8.4.5 In light of the above, the submitted details are not considered sufficient to either vary or partially discharge Condition 03. As such, the application is refused insofar as it relates to this condition.

8.5 Condition 04 (Refuse Store)

8.5.1 The applicant has stated that the refuse store has been installed in accordance with the approved plans. However, no specific details regarding the refuse store were approved under application reference 23/0418. Condition 04 of the approval explicitly requires the submission of refuse store details for formal consideration. The only information provided is a photograph showing a timber enclosure formed by close boarded fencing on three sides of a square-shaped area. This does not constitute a comprehensive submission of details as required.

- 8.5.2 The layout plan approved under application 23/0418 indicates that refuse receptacles were to be stored along the western boundary of the site. Contrary to this, the constructed refuse store adopts a square layout, which departs from the approved layout. Furthermore, the current location and form of the refuse store obstructs pedestrian visibility splays that were approved as part of the site access design. This issue has been raised in a neighbour objection, with particular concern given the site's proximity to Langstone Primary School and user's of the footway being school children. It is noted that the visibility splays shown on the submitted plan are inaccurately drawn and when corrected will intersect with the refuse store, which exceeds 600mm in height, which is the maximum height usually permitted within a visibility splay.
- 8.5.3 From a visual amenity perspective, the use of close boarded fencing at the front boundary is not considered to represent high-quality design. Its prominent positioning results in an adverse visual impact on the character and appearance of the streetscape and additionally, the open side elevation of the enclosure allows refuse receptacles to remain visible from the public realm, meaning they are not adequately screened. This does not contribute to good placemaking objectives, as required by Policy GP6 and Planning Policy Wales Edition 12.
- 8.5.4 The refuse store, as constructed and shown within the submission, is contrary to Policies GP2, GP4, GP6 and W3 of the NLDP 2011–2026 (adopted January 2015).

8.6 Condition 05 (Cycle Storage)

- 8.6.1 Condition 05 of planning permission reference 23/0418 requires the submission of detailed proposals for cycle storage facilities, to be approved by the Local Planning Authority prior to installation.
- 8.6.2 In response, the applicant has submitted a photograph showing three Sheffield style cycle hoops mounted within a metal frame, positioned on an area of artificial grass. No supporting information or plans have been provided. The metal frame appears incomplete, as it has not been fitted with a cover, suggesting that the installation was only partially completed at the time of submission.
- 8.6.3 The level of detail provided is insufficient to support the partial discharge of the condition. In accordance with the adopted Sustainable Travel SPG, long stay cycle storage for residents must be secure and preferably covered. The submitted arrangement does not meet these requirements and is considered inadequate in terms of functionality and design. It is unlikely to encourage active travel among residents. This assessment is supported by both the Council's Active Travel Officer and Highways Officer.
- 8.6.4 As such, the proposal is contrary to Policy SP1 of the NLDP 2011–2026 (adopted January 2015).

8.7 Condition 07 (Parking Spaces)

- 8.7.1 This condition is a directive condition requiring compliance with the approved site layout. The applicant has indicated that the current submission seeks to regularise a revised parking layout, reflecting the arrangement implemented on site, which differs from that previously approved.
- 8.7.2 The Council's Highways Officer has reviewed the proposed layout and raised the following concerns:

The proposed parking arrangement does not provide sufficient space for users of spaces 1 to 5 to manoeuvre in or out. The aisle should be a minimum of 6m and appears to be under 5m. To enter space 1, it would be necessary to parallel park from a starting position within the building or reverse in across the footway. Furthermore spaces 1 & 6 will require drivers to reverse out of the car park. The parking arrangement is therefore not considered appropriate or safe for other highway users and raises an objection.

8.7.3 A neighbour objection has also been received, reporting that vehicles have been observed reversing directly into the highway, further substantiating the concerns raised by the Highways Officer. No swept path analysis or vehicle tracking have been submitted to demonstrate that the parking spaces are usable. The absence of such technical evidence, combined with the safety concerns associated with reversing movements onto the highway, means that the proposed layout has not been demonstrated to be practical or safe.

8.7.4 As such, the proposal is contrary to Policy GP4 of the NLDP 2011–2026 (adopted January 2015).

8.8 Condition 09 (Privacy Screens)

8.8.1 Details of privacy screens were approved under 23/0418 and were shown as being obscure glazed panels up to 2.10m in height, which would prevent overlooking between balconies and to neighbouring properties.

8.8.2 Much lower composite panel screens approximately 1.10m in height have been installed on site and have now been fitted with a mesh/grid screen containing false greenery on the outside edges, but not between balconies where views are still available. However, the submitted elevations still show the originally approved glazed screens, so there is an inconsistency within the submission.

8.8.3 It can be seen from the submitted photographs of the details installed that there are already gaps in the false greenery installed to the mesh/grid with views available through. The privacy screens installed on site are not a robust material and inevitably will fail further over time and have only been installed on the outer edge, so do not adequately act as a screen and protect residential amenity. Furthermore, the difference in details within the submission would cause enforceability issues in the future given the lack of consistency.

8.8.4 As such, the proposal is contrary to Policy GP2 of the NLDP 2011–2026 (adopted January 2015).

8.9 Section 106 Planning Obligation Matters

8.9.1 In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.)

and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

8.9.2 Planning contributions were waived under the 23/0418 planning application for the scheme following consideration of the Viability Report dated December 2022 that was submitted with the prior 22/0545 planning approval and concluded the scheme was unviable in terms of making a contribution to the Section 106 payments.

- 8.9.3 The Planning Contributions Manager has responded in relation to this application advising that an updated Viability Appraisal should be submitted to support the current application. The 23/0418 planning application was granted in June 2024 and it is not anticipated that in terms of costs and viability there is likely to have been any notable changes that would alter the viability of the scheme and house prices have not significantly changed during the intervening period. Having reviewed the proposal it is also considered that the applicant could revert to the approved scheme if it was required. As such, on balance in this instance it is not considered necessary or reasonable to require that a new Viability Appraisal is submitted.
- 8.9.4 Ordinarily, in accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations would ordinarily be required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration and Economic Development	Financial contribution to off site affordable housing provision	40% affordable housing - £32,600.	NA	Yes, previously agreed. Not viable.
Regeneration and Economic Development	Leisure	£18,560 to upgrade and maintain off site provision at the Nurseries and/or Langstone Play Area and MUGA.	NA	Yes, previously agreed. Not viable.

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 Overall, it is considered that the design and layout changes proposed as part of the variation of Condition 01 (Approved Plans), as well as the supporting information submitted in relation to the variation of Condition 02 (Landscaping), 03 (Ecological Enhancement), 04 (Refuse Store), 05 (Cycle Store), 07 (Parking Spaces) and 09 (Privacy Screens) is unacceptable. This is a poor quality submission.

10.2 The proposal is contrary to Policy SP1, SP13, GP2, GP4, GP5, GP6 and W3 of the NLDP 2011-2026 (adopted January 2015).

11. DECISION

REFUSED

01 The development and notably the structure erected on the second floor balcony, by reason of its scale, design, and siting, is visually intrusive and incongruous and will result in an unneighbourly impact on the neighbouring property. When viewed from the adjacent Public Right of Way, the development appears unduly dominant and fails to respect the character and appearance of the host property and its setting on the rural-urban fringe and is poor design. This is contrary to Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

02 The proposed site layout results in an adverse impact on matters of acknowledged importance, namely highway safety, owing to the unacceptable and unsafe parking layout and the location of bin store within required visibility splays. This is contrary to Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The proposal results in a significant adverse impact on residential amenity owing to inadequate and unsuitable privacy screens serving the rear balconies with associated impact upon privacy and amenity. This is contrary to Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The refuse store, by reason of its poor design, finish, location and scale results in a significant harmful impact on the visual amenity of the site and the character and appearance of the surrounding streetscape. This is contrary to Policies GP2, GP6 and W3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

05 The cycle store fails to provide secure and functional storage provision for residents, thereby undermining opportunities to encourage active travel to and from the site. This is contrary to Policy SP1 of the Newport Local Development Plan 2011–2026 (adopted January 2015).

06 The development has a significant adverse effect on interests of acknowledged importance, namely landscaping and green infrastructure and biodiversity net gain. No information submitted mitigates this objection. This is contrary to Policy SP1 and GP5 of the Newport 2011-2026 (adopted January 2015) and Chapter 6 of Planning Policy Wales Edition 12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Document Titled: Variations of Conditions; Drawing No. GA04 – GA Elevations Rev 0; Drawing No. GA04 – Site Plan Rev 0; Document Titled: Condition 7 – Parking Site Layout; Drawing No. GA03 Second Floor Plan Rev 0; Document Titled: Scheme of Ecological Enhancement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP10, SP13, GP2, GP4, GP5, GP6, GP7, H6, W3 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.