

Delegated Decision Report

Application No:	25/0064	Statutory Period Expires:	21st April 2025
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Site:	2 Venezuela Close Newport NP19 4DZ		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY GARAGE		
Applicant:	G Priestner		
Type:	Lawful Development Proposed	Ward:	Llanwern
Decision:	GRANTED		

1. BACKGROUND

- 1.1 Permitted development rights, concerning off-road parking, for the property have been removed as of permission 06/0471. Conditions 12 and 13 state:

'The reserved matters referred to in Condition 1 shall include details of off street parking and covered cycle parking These facilities in relation to any development parcel as referred to in Condition 04 shall be provided in accordance with the approved details prior to first occupation of any development associated with the particular development parcel and thereafter maintained as such

Reason - In the interests of highway safety'

'Any garages or parking spaces associated with residential uses on the site shall be used for the parking of domestic vehicles only and for no other purposes including in the case of the garages additional living accommodation

Reason -To ensure the retention of adequate parking in the interest of highway safety'

2. SITE LOCATION AND CONTEXT

- 2.1 2 Venezuela Close is a 2no storey detached property with a driveway containing 4no car spaces. There is an existing garden at the rear extending to the side elevation of the house.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to erect a single storey outbuilding in the rear garden to act as a garage, measuring 4.8m in depth, 4.8m in width, 2.3m to the eaves and 2.4m to the top of the flat roof.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/1291	SUBMISSION OF RESERVED MATTERS (PURSUANT TO OUTLINE PERMISSION 06/0471) IN RELATION TO HOUSING PHASE 2B OF THE GLAN LLYN REGENERATION SITE (FORMER LLANWERN STEELWORKS) TO PROVIDE 146 HOUSES AND ASSOCIATED GARAGING AND CAR PARKING AND SUBMISSION OF INFORMATION TO PARTIALLY DISCHARGE CONDITIONS 6 (RECREATION AREAS), 7 (LANDSCAPING), 8 (EXTERNAL SURFACES OF BUILDINGS), 9 (MATERIALS FOR HARD SURFACING), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT OF FORMAL AND INFORMAL OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 16 (DETAILS OF ROADS, CYCLEWAYS AND FOOTWAYS), 18 (DETAILS OF ESTATE ROADS AND THEIR DRAINAGE), 22 (DETAILS OF STREETLIGHTING), 24 (DETAILS OF LEVELS AND PROVISION OF CROSS SECTIONS), 33 (DISPOSAL OF SURFACE WATER), 34 (DETAILS OF	AC	13.04.2017

	FOUL AND SURFACE WATER DRAINAGE AND STORAGE), 39 (CARBON REDUCTION AND SUSTAINABILITY STATEMENT) AND 43 (ACCESS FOR FIREFIGHTING PURPOSES TO WATER SUPPLIES). ALL CONDITIONAL DISCHARGES RELATE TO PLANNING PERMISSION 06/0471		
06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	GC	01.04.2010

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)

None.

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 In order to be permitted development the proposal would need to accord with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Class E provides permitted development rights for the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure. Under Class E, development is not permitted if:

- (a) the total area of ground covered by buildings, enclosures, raised platforms, pools and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*
- (b) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;*
- (c) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—*
 - (i) the wall comprised in that side elevation which is nearest to the highway; or*
 - (ii) any point 5 metres from the highway; whichever is the nearer to the highway;*
- (d) the building would have more than one storey;*
- (e) the height of any part of the building, enclosure or container, measured from the surface of the ground immediately adjacent to that part, would exceed—*
 - (i) 4 metres in the case of a building having a roof with more than one pitch;*
 - (ii) 3 metres in any other case;*
- (f) any part of the building, enclosure or container would be—*
 - (i) within 2 metres of the boundary of the curtilage of the dwellinghouse; and*
 - (ii) exceed 2.5 metres in height above the surface of the ground immediately adjacent to it;*
- (g) the height of the eaves of the building, measured at any point along their length, would exceed 2.5 metres;*
- (h) any part of the building, enclosure, pool or container would —*
 - (i) be situated within 2 metres of the dwellinghouse; and*
 - (ii) exceed 1.5 metres in height above the surface of the ground immediately adjacent to it;*
- (i) the building, enclosure, pool or container would be situated within the curtilage of a listed building; 52*
- (j) it would include the construction or provision of a veranda, balcony or raised platform of which any part is more than 30 centimetres above the surface of the ground directly below it;*
- (k) it would include the enlargement, improvement or other alteration of any part of a dwellinghouse;*
- (l) it would include the installation, alteration or replacement of a microwave antenna; or*
- (m) the capacity of the container would exceed 3,500 litres.*

8.2 The proposal would also need to comply with the conditions set out in section E.2 in relation to Class E development, which states:

E.2 In the case of any land within the curtilage of the dwellinghouse which is on article 1(5) land or within a World Heritage Site, development is not permitted by Class E if—

- (a) the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres;*

(b) any part of the building, enclosure, pool or container would be situated on land between a wall comprised in a side elevation of the existing dwellinghouse and the section of the boundary of the curtilage of the dwellinghouse which faces that wall.

- 8.3 The proposed garage extends beyond the side elevation and to the rear of the dwelling. The outbuilding is more than 5 metres from the highway. The outbuilding is less than 2m from the boundary of the curtilage of the dwellinghouse but the height of the outbuilding, including the eaves, is 2.43m which does not exceed 2.5m. The outbuilding is situated more than 2m from the dwellinghouse.
- 8.4 Permitted development rights have been removed for garage conversions and loss of parking spaces. However, as this is a provision of off-road parking, it is considered to be permitted development.
- 8.5 As such, the proposed outbuilding is in accordance with the relevant criteria within Class E of the Town and Country Planning (General Permitted development) Order 1995 (as amended) and as such is considered permitted development.

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 development would represent permitted development as set out within Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

11. DECISION

GRANTED

01 The proposal accords with the criteria set out under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is permitted development.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Revised floorplans and elevations – garage received 24.02.2025
- Site Location Plan received 29.01.2025
- Conveyance Plan received 29.01.2025
- Sewer Plan received 29.01.2025

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 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.