

Delegated Decision Report

Application No:	26/0554	Statutory Period Expires:	6th October 2026
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Site:	15 Caernarvon Drive Rhiwderin Newport South Wales NP10 8QT		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 25/0923 REPLACEMENT AND EXTENSION OF DRIVEWAY TO FRONT OF DWELLING. AMENDMENTS INCLUDE ALTERATION TO DRIVEWAY DIMENSIONS		
Applicant:	P Johnson		
Type:	Renewals and Variation of Conditions	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 25/0923 was the original application at the host site for REPLACEMENT AND EXTENSION OF DRIVEWAY TO FRONT OF DWELLING. This was granted with conditions.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a two storey, detached dwelling, located on Caernarvon Drive, a residential street within the Graig ward. The site currently benefits from a garden area and a driveway located to the front of the property. The current driveway is sloping slightly towards the property. The topography of the land comprises of a gentle slope.

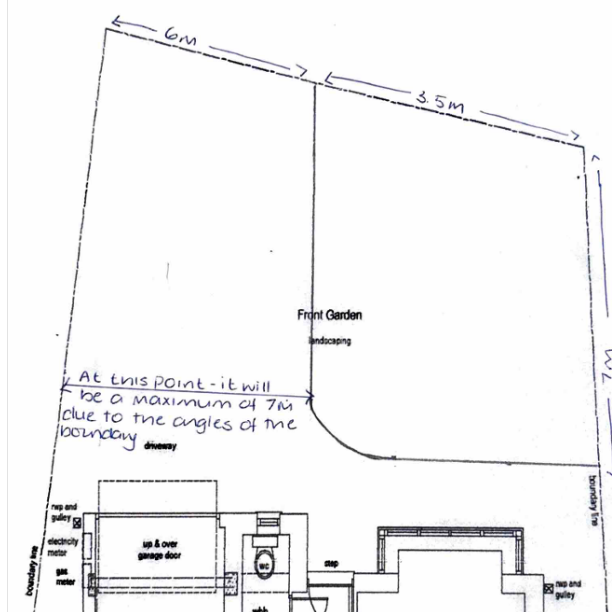
3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks a s73 amendment to vary condition 01 (approved plans) of 25/0923. The main amendment includes the alteration to driveway dimensions. On the original plan that was submitted it shows the driveway as parallel to the boundary line, however, the driveway is now amended to be square to the house. The 6m would still be retained to the opening of the driveway but increases in width toward the dwellinghouse due to the angle of the boundary. The applicant has stated due to the angle of the boundary line the driveway at its widest point would now be 7m opposed to the 6.2m previously approved. See drawings below.

Approved plan under 25/0923:



Proposed plan under 26/0554:



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
25/0923	REPLACEMENT AND EXTENSION OF DRIVEWAY TO FRONT OF DWELLING. AMENDMENTS INCLUDE ALTERATION TO DRIVEWAY DIMENSIONS	GRANTED WITH CONDITIONS
19/0570	ERECTION OF FIRST FLOOR SIDE EXTENSION	GRANTED

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)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

6.1 **Welsh Water:** Dwr Cymru Welsh Water has no objection to this S73 application to vary condition 1 of 25/0923.

6.2 **Local Highways Authority:** The change is not material to safety, there are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 13/08/2026.

7.1 2no. neighbours were consulted. No objections or letters of support were received.

However, correspondence was received from 13 Caernarvon Drive. Comments related to the intersection of the shared boundary line with the highway at a position which is currently occupied by the corner of the applicants existing driveway. The neighbour has mentioned to avoid any confusion in respect to this position an additional reference point is that it 200mm measured from a joint in the block paving in front of my property.

7.3 Graig Community Council has no objections to this application.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 This application is an amendment to a granted scheme under 25/0923. The main amendment includes the alteration of the dimensions of the driveway. From the plans provided, the driveway at its widest point would be 7m, compared to the 6.2m previously approved due to the boundary angle. The removal of part of the green frontage was considered acceptable under 25/0923. Whilst it is considered that the green space contributes positively to the pleasant amenity of the streetscape, it's removal would not result in an unacceptable detrimental effect on the visual amenity of the streetscape. It is also noted that other properties in the immediate area have replaced their entire green frontage with paving and therefore this would not be out of character. 3.5m of the landscaped front lawn would still be retained. The change in width is considered minor and would not have a demonstrable impact. Therefore, the proposal is considered to be acceptable in regards of its visual impact and impact upon the character and appearance of the area and is compliant with Policies GP2 and GP6.

8.3 Residential Amenity

- 8.3.1 The proposed development due to its nature, scale and relationship with the closest neighbouring properties would not result in any unacceptable impact upon the living conditions of occupiers of neighbouring.

8.4 Movement

- 8.4.1 The Local Highways Authority have been consulted on this application and raise no objections to the proposed development in respect of pedestrian or highway safety. Therefore, it is considered that the proposal is compliant with Highway safety and Policies GP4.

8.5 Drainage/ Flooding

- 8.5.1 Given the limited extent of the application site, materials will be conditioned to be permeable and as the site gently slopes towards the site there would be no requirements for a drainage scheme, and the proposal accords with the requirements of the GPDO. It is however considered necessary to attach a condition to ensure that the development is constructed using permeable materials and is maintained as such for the lifetime of the development. Welsh Water has no objections to the development.

8.6 Biodiversity

- 8.6.1 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. The proposals do not include any biodiversity enhancement or compensation for the loss of green infrastructure; therefore, this will be conditioned below.

8.7 Other comments

- 8.7.1 Graig Community Council has no objections to the development.

- 8.7.2 As outlined above, a neighbour at 13 Caernarvon Drive submitted comments to detail the location of the shared boundary, intersection with the highway and neighbouring property. These were not comments in support or objecting to the application. Whilst these comments are noted, it is considered the applicant is not seeking to change the location/orientation of the shared boundary intersection with the highway. The key change would be to square the driveway to the house by altering the internal configuration. The applicant is not changing the red line boundary, and the applicant has signed certificate A to state that they own the land. It is therefore assessed the development would not have an impact to the neighbouring property over the scheme approved under 25/0923.

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 represents a minor amendment to the previously approved scheme under application 25/0923, comprising a modest increase in the width of the approved driveway. Having regard to the scale of the change, the retention of a substantial area of frontage landscaping, and the existing character of the surrounding area, the proposal would not result in unacceptable harm to the visual amenity of the street scene. Furthermore, no adverse impacts have been identified in relation to residential amenity, highway safety, or drainage. Subject to conditions securing permeable surfacing and appropriate biodiversity enhancements, the proposal is considered to accord with Policies GP2, GP4, GP5 and GP6 of the Newport Local Development Plan 2011-2026.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Revised Floor Plan; Reason – To Support Note 6

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 Prior to the commencement of development, 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 and shall be retained thereafter.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The development hereby approved shall be constructed using porous or permeable materials only and shall be maintained as such for the lifetime of the development.

Reason: To ensure Surface Water Drainage is managed onsite.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 were relevant to the determination of this application.

02 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.