

Delegated Decision Report

Application No:	25/0572	Statutory Period Expires:	14th August 2025
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Site:	95 Bassaleg Road Newport NP20 3NA		
Proposal:	NON-MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 20/0584 PROPOSED SINGLE STOREY REAR EXTENSION TO INCLUDE REMOVAL OF EXISTING REAR BUILDING		
Applicant:	Bedin		
Type:	Non-Material Amendment	Ward:	Gaer
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission for the proposed single storey rear extension to include the removal of existing rear building was granted with conditions under application ref. 20/0584.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a semi-detached, two storey dwelling located in the Gaer ward. The original property had a single storey, lean- to projection at the rear. The property also benefits from a detached garage to the side/ rear of the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to amend the size of the extension to be slightly wider. The proposed original extension measured 6.9m in width, which would be amended to measure 7.2m in width.
- 3.2 The condition to be amended by way of substitution of plans is included below for reference.
01 The development shall be implemented in accordance with the following plans and documents: KD1726/2 and Site Location Plan.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0584	PROPOSED SINGLE STOREY REAR EXTENSION TO INCLUDE REMOVAL OF EXISTING REAR BUILDING	GRANTED WITH CONDITIONS	06.01.2022

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 GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 **Section 96A of the TCPA 1990 allows a non-material amendment to be made to an existing planning permission. Welsh Government have published Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission which outlines that** In deciding whether or not the proposed changes are non-material, consideration should be given to the effect of the change. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point.

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

The proposal to alter the width of the extension would not result in a change of a scale great enough to cause an impact different to that of the approved scheme nor result in a detrimental impact either visually or in terms of local amenity. The alteration would

not result in loss of light or overbearing to neighbouring properties, nor would it detract from the character of appearance of the street scene or host dwelling.

Furthermore, it is not considered that any of the proposals would disadvantage the interests of any third party or body in planning terms or result in a conflict with national or development plan policies. As such, it is considered that the proposed amendments are non-material.

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 amendment to Condition 01 of the previous consent 20/0584 is a non-material amendment to the previously approved scheme.

**11. DECISION
APPROVED**

The development shall be implemented in accordance with the following plans and documents <KD1726 2A - Revised Proposed Floor Plans and Elevations/Section, Site Location Plan>.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 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.

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.