

Delegated Decision Report

Application No:	26/0416	Statutory Period Expires:	28th July 2026
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Site:	16 Pollard Close Caerleon Newport South Wales NP18 3SS		
Proposal:	S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (DESIGN DETAILS), 3 (MATERIALS) AND 4 (LANDSCAPING SCHEME) OF 24/0429 PROPOSED ALTERATIONS TO EXISTING FRONT PARKING AREA (RESUBMISSION FOLLOWING REFUSAL OF 24/0051). AMENDMENTS INCLUDE CHANGES TO FRONT ELEVATION DESIGN		
Applicant:	T Smith		
Type:	Renewals and Variation of Conditions	Ward:	Caerleon
Decision:	REFUSED		

1. BACKGROUND

- 1.1 Planning permission for alterations to the frontage was given under reference 24/0429 and a subsequent proposal to remove all planted area and make other changes was refused. This application is a resubmission.

2. SITE LOCATION AND CONTEXT

- 2.1 The development site comprises a detached residential dwelling located in the Caerleon ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to vary conditions 1 (approved plans), 2 (design detail), 3 (materials) and 4 (landscaping) of 24/0429 for proposed alterations to existing front parking area. This amendment seeks to remove an area of planting altogether and extend the proposed hardstanding/parking area to the full width of the dwelling frontage. The proposed set of steps to the front of the house would be removed and replaced with a rendered boundary wall and fencing. The boundary wall to the front of the property would also be reduced to 600mm in height as part of the proposals, with a small number of new planting boxes behind. Additional render would also be added to the front elevation of the property itself.
- 3.2 The previously approved hardstanding/parking area measured a maximum width of 8m, this would be extended to a maximum width of 13m and maximum depth of 6.4m as part of this proposal.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
24/0429	PROPOSED ALTERATIONS TO EXISTING FRONT PARKING AREA AND FRONT ELEVATION OF DWELLING INCLUDING NEW BAY WINDOW AND BALCONY (RESUBMISSION FOLLOWING REFUSAL OF 24/0051)	GRANTED WITH CONDITIONS
24/0051	PROPOSED ALTERATIONS TO EXISTING FRONT PARKING AREA	REFUSED
00/0442	ERECTION OF DOMESTIC DWELLING AND ANCILLARY 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)

Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP6 (Quality of Design) and T4 (Parking) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 CAERLEON CIVIC SOCIETY: No response.

6.2 HIGHWAYS OFFICER: No objection subject to conditions. The amended plans show “permeable hard material”. For the avoidance of doubt this must be bound material, not loose. We would therefore suggest the following condition or confirmation of the material.

Suggested Condition: Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway/channel line/highway boundary of Pollard Close for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmac, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04/06/2026.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted and no responses were received.

8. ASSESSMENT

8.1 It should be noted that a similar development to that proposed as part of this S73 application was previously refused under application 24/0051 for the following reason:

01 The proposed works would remove existing areas of planting and produce an overly wide and unenclosed parking area generally atypical of, and detrimental to the street scene and wider visual amenities contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

The images below show what was refused under application 24/0051 and what is proposed as part of this S73 application.

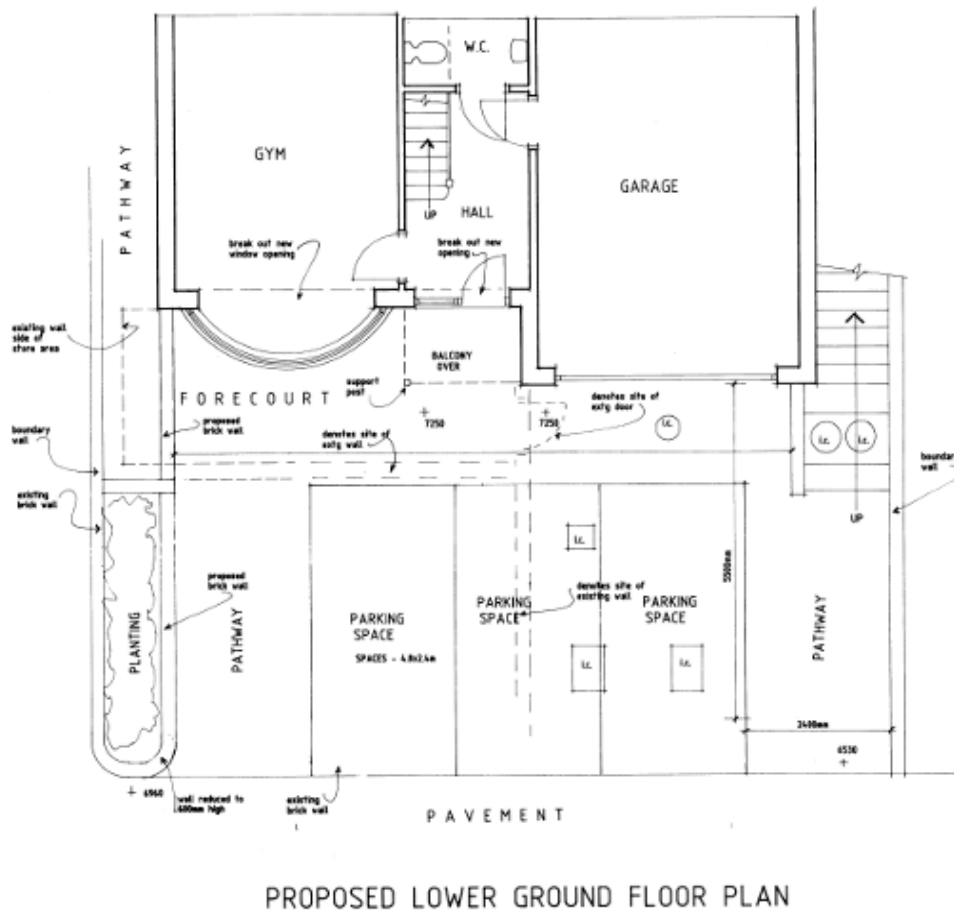


Image 1: Application 24/0051 (refused scheme)

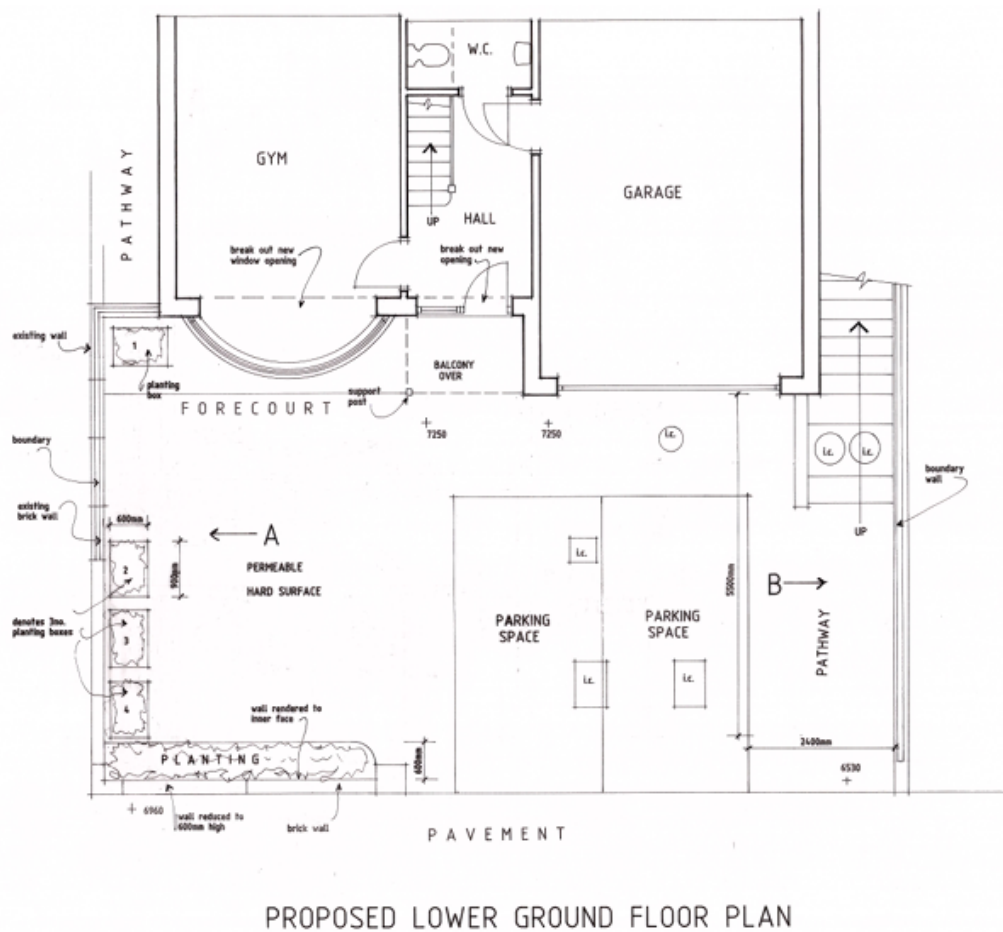


Image 2: Application 26/0416 (this application)

- 8.2 It is evident that the only significant difference between these two schemes is a very small area of planting along the front boundary of the property adjacent to the boundary wall, which would be reduced to 600mm in height as part of the proposals. Other areas of planting appear to be moveable planters that have a more temporary nature. The removal of the elevated lawn and planted area represents an engineering operation. The extent of hardstanding proposed is the same as previously refused. Although the proposal clearly results in loss of landscaped frontage, no Green Infrastructure Statement has been submitted. As outlined in the assessment for application 24/0051 this side of Pollard Close generally displays the benefits of landscaped borders, offering a softer frontage than those on the other side of Pollard Close which are generally more parking dominated, but not exclusively so. The streetscape is generally pleasant, especially with the prevailing layout on this side of the Close with retaining walls and effective landscaping that help to soften what is otherwise very high, significantly scaled multi storey dwellings on the north side of Pollard Close. Whilst the front retaining wall would in part be retained as part of the current proposal, it would be significantly reduced in height and the area of planting proposed behind would be very shallow in depth and hardly meaningful. This would likely limit the type of species which could be used to smaller specimens and as such would not provide a great deal of screening to the wide expansive parking area. The planters behind the wall appear to be of limited merit on the face of it. This would increase the visual prominence of the parking area and associated walls across a wide frontage to the detriment of visual amenity. Furthermore, the introduction of render on the front elevation and boundary walls is not considered to remain in keeping with the local vernacular along Pollard Close which exhibits predominantly a red brick finish. Overall, it is considered that the works would result in a prominent and unsympathetic development contrary to policies GP2 and GP6.
- 8.3 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement and one has not previously been requested. A green infrastructure statement describes how the green infrastructure of a site (trees, hedges, grasslands, ponds, sustainable drainage etc) has been incorporated into the development proposal, how it links to surrounding land uses and supports ecological connectivity, in order to provide a net benefit for biodiversity. Green infrastructure provides ecosystem services and benefits biodiversity. It makes neighbourhoods more resilient to climate change, supports wildlife, and is beneficial for physical and mental health and wellbeing. In this case, existing green infrastructure makes a notable and positive contribution to the site frontage and the wider street. Its removal does not positively respond to local character and appearance and will replace green infrastructure with a much harder frontage treatment and open up views of the multi storey frontage with little to no softening of views from public vantage points.

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 works will be very prominent and will remove existing areas of planting that positively contribute to the character and appearance of the areas. The resulting development will be atypical of, and detrimental to, the street scene and wider visual amenities contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and Planning Policy Wales 12. No information has been provided that mitigates this objection.

11. DECISION

REFUSED

01 The development will be very prominent and give rise to a sterile frontage by removing existing areas of planting that positively contribute to the character and appearance of the area. The development will be atypical of, and detrimental to, the street scene and wider visual amenities contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and Planning Policy Wales 12. No Information has been provided to mitigate this objection including no Green Infrastructure Statement or biodiversity enhancement.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, KD1960 1 - Existing Floor Plans and Elevations and KD1960 2 - Amended Proposed Floor Plans and Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 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.