

Delegated Decision Report

Application No:	25/0540	Statutory Period Expires:	16th December 2025
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Site:	2 Queens Close Newport NP20 5FG		
Proposal:	WORKS TO LEVEL DRIVEWAY TO CREATE RAISED HARD STANDING WITH SOAK AWAY, STEPS AND RETAINING WALLS ALONG WITH REPLACEMENT DRIVEWAY GATES AND FENCING		
Applicant:	N Taylor		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

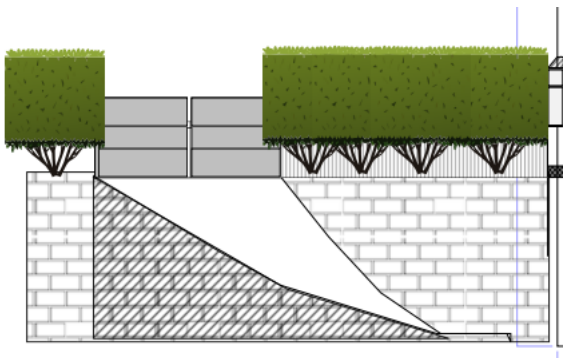
2. SITE LOCATION AND CONTEXT

2.1 The application site is situated on a prominent corner property facing onto Barrack Hill and Queens Close. To the rear of the application site is Barrack Hill Environmental Space. The area holds a mix of uses including residential and commercial. To the Northeast is a small commercial retail park and to the Southeast is the BT Training Centre. At the application site, the previous driveway was accessed off Queens Close and sloped down to ground level adjacent to the dwelling house.

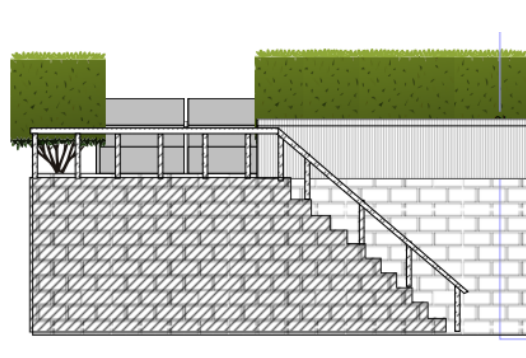
3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks approval for a retrospective raised driveway at 2 Queens Close. The driveway would be accessed off Queens Close through an existing access onto a levelled driveway to serve 2no. parking spaces. The structure would hold an approximate maximum height of 3.4m and width of approximately 7.8m. The application seeks replacement gates to a height of 1.8m and associated fencing within the site on the perimeter of the retaining walls to a maximum height of 1.7m.

Previous driveway:



Retrospective proposed driveway:



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0215	LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) FOR THE CREATION OF SINGLE STOREY EXTENSION TO BASEMENT LEVEL OF PROPERTY, REMOVAL OF SIDE ELEVATION DOOR AND WINDOW, AND ADDITION OF A FRONT ELEVATION WINDOW TO MATCH EXISTING UPVC	G	16/05/2024
03/1465	ERECTION OF A DETACHED DWELLING (OUTLINE)	R	05/12/2003

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)

6. CONSULTATION RESPONSES

6.1 Tree Team: No comments received.

6.2 Local Highways Authority:

The proposals do not have sufficient detail to be supported; however, the principle is supported.

Additional information needed includes structural details to ensure the structure is stable, dimensions to ensure it is practical, surface treatment to ensure no loose material that can transfer to highway and visibility splays.

The minimum requirement is 2x2m at 600mm for pedestrian safety. Gates are not supported and will impact the visibility splays along with detail of adjacent boundary treatment. Notwithstanding that the drive is existing to garner highways' support we would expect the new drive to be demonstrably better in terms of highway safety.

Based on the above we consider that it would be prudent to secure additional information, to avoid excessive conditions.

6.3 Drainage Manager: No comments received.

6.4 Environmental Health: No comments received.

6.5 Structures: There are no detailed design drawings or calculations for the retaining walls submitted with the application. This application cannot be approved structurally until the design and calcs are submitted.

6.6 SAB: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact SAB.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24/10/2025, Site Notice was put up on 31/10/2025.

7.1 NEIGHBOURS: 1no. commented on the scheme from 4 Queens Close

I support the application. In a street of very few parking availability, the application will allow for at least one vehicle to be parked off street. The owner of the property has an electric vehicle and so off street parking would also assist with the safe charging of a Carbon Reduction vehicle.

The owner of the property has spent much time and monies in improving the aesthetic of the property and I see the proposed plan as an extension of this general improvement strategy.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. A full assessment is carried out below.

8.1.2 Consideration is given to the existing driveway, where the existing entrance/exit point is located on Queens Close to the South and the driveway/land level gradually slopes down to the lower ground level of the house to North East.

- 8.1.3 The development has raised the ground level to create a driveway at one level to accommodate 2no. parking spaces, which utilises the existing access off Queens Close.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 When assessing the visual impact, the development is of a substantial size, with a large retaining wall standing at a maximum height of 3.4m and width of approximately 7.8m. The retaining wall is currently a large blank wall which faces into the development site, however, the walls are proposed to be rendered which would provide a more formalised and finished appearance. Whilst the scale is large, it is also considered that it would be of a similar height to a single storey extension. Therefore, it is deemed acceptable in this regard.



- 8.2.2 When assessing the visual impact within the streetscene, the development site is at a similar land level to Queens Close, and therefore, the retaining wall is not readily seen from Queens Close. Any views which could be afforded from Queens Close would primarily view the top of the driveway and hard surfacing as shown below. Given the driveway accommodates 2no. parking spaces, the scale of development from this viewpoint is acceptable and would not adversely impact the streetscene.

Photo from Queens Close:



- 8.2.3 To the North of the site, the land level decreases down toward Barrack Hill. The application site is surrounded by an existing mature hedge. This hedge limits views into the application site as shown below. Whilst hedging cannot normally be relied upon as screening measures in case it fails or is removed by the applicant, it is considered that the hedge is within NCC's ownership. Therefore, the Council has control over the hedge and can be maintained and retained in the future. Given the screening of the site, the development in this instance is deemed acceptable.



- 8.2.4 The existing access is proposed to be retained and new gates added. No details of the materials proposed have been provided in relation to the new gates, however, the replacement gates on the plans appear to be at the same height as the existing gates at approximately 1.8m in height. Subject to a condition securing materials, this is deemed acceptable. In regard to fencing within the site, a new fence is proposed on the edges of the retaining wall and driveway perimeter within the site at a max height of 1.7m and some works have been carried out below, this is deemed acceptable. The applicant has confirmed no new fencing is proposed elsewhere and the existing fencing on site within the hedges which front Queens Close will be retained.



8.3 **Residential Amenity**

- 8.3.1 In terms of impact to neighbouring properties, given that there are no houses adjacent to the application site which would be affected by the driveway and the screening of the hedging, it is considered there would be no adverse impact to neighbouring amenity.

8.4 **Movement**

- 8.4.1 The highways officer was consulted on the application and suggests that structural details would need to be provided to ensure that the structure is stable. The structures team have also stated details would need to be provided. The applicant later provided structural calculations, however, the structural details is not within the remit of the Town and Country Planning Act and therefore, not a planning consideration this in this instance. Through correspondence, building regulations were contacted and also suggest an application may not be applicable in this instance. Any other certificates would need to be gained separately to this process.
- 8.4.2 The highways officer also suggests that adequate visibility splays should be met from the access, however, this is an existing access. Moreover, the officer does not support the gates, however, it appears the gates have been in situ for over 4 years and are existing. Any replacement gates of the same height would be acceptable in this location given the existing nature.
- 8.4.3 The highways officer does raise concerns of loose material being carried out onto the highway. The applicant has confirmed the driveway will be covered in tarmac which will limit loose material carry out.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* It is considered that the development does not result in the loss of green infrastructure, and therefore, a GI statement is not

applicable in this case, however, given the scale of development, an enhancement scheme should be provided, and this is discussed below.

- 8.5.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, this can be reasonably secured via condition.

8.6 **Other Issues**

- 8.6.1 One neighbour commented on the application in support as it will relieve pressure from the congested parking on Queens Close.

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, whilst the development is of a large scale, it is considered that the development is well screened from the public realm from the existing hedge owned by Newport City Council, and in turn, cannot be removed by the applicant. Moreover, the development would be finished in render to ensure the development appears finished and sympathetic and will be secured via condition. The existing access will be utilised; however, it is noted that a replacement gate is proposed but no details have been forthcoming. Therefore, this will be secured via condition. A biodiversity enhancement scheme has also not been provided as part of the development and will be secured via condition. Therefore, the application is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Materials and finishes (Email 05/11/2025); Revised Existing/Proposed Southwest elevations; Revised Existing/Proposed Northeast elevations; Revised Block Plan Proposed; Existing Block Plan; Existing and Proposed South East Elevation; Existing and Proposed North West Elevation; 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.

02 Within 3 months from the date of this decision hereby approved, 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 retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the installation of the replacement gate, full details, including make, materials and colour, shall be submitted to and approved in writing by the local planning authority and retained as such for the lifetime of development.

Reason: To ensure the development is carried out in a sympathetic manner.

04 Within 12 months from the date of this decision hereby approved, the retaining wall shall be rendered in silicone render in accordance with email: 'Materials and finishes (Email 05/11/2025)', and retained for the lifetime of development.

Reason: To ensure the development is carried out in a sympathetic manner.

05 The development hereby approved, namely the driveway materials, shall be of a tarmac finish as stated within email: 'Materials and finishes (Email 05/11/2025)', and retained as such for the lifetime of development.

Reason: To prevent loose material carry off onto the highway.

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.