

Delegated Decision Report

Application No:	26/0190	Statutory Period Expires:	8th April 2026
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Site:	<i>Phase 4D Glan Llyn Development Site Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>NON-MATERIAL AMENDMENT APPLICATION TO RESERVED MATTERS APPLICATION 23/0440 FOR PHASE 4D ONLY. AMENDMENT RELATES TO EXTERNAL FINISH OF GARAGES</i>		
Applicant:	<i>S Thomas</i>		
Type:	Non-Material Amendment	Ward:	Llanwern
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Application 23/0440 was approved for a RESERVED MATTERS APPLICATION (RELATING TO LAYOUT, SCALE, ACCESS, APPEARANCE & LANDSCAPING) FOR 153 DWELLINGS AND ASSOCIATED WORKS AT GLAN LLYN HOUSING PHASE 4D (PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471), AND DETAILS TO PARTIALLY DISCHARGE CONDITIONS 1 (RESERVED MATTERS), 6 (FORMAL AND INFORMAL RECREATION AREAS), 7 (LANDSCAPING), 8 (MATERIALS), 9 (HARD LANDSCAPING MATERIALS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING & CYCLE STORAGE), 16 (HIGHWAYS DETAILS), 18 (HIGHWAYS SURFACE WATER DISPOSAL DETAILS), 19 (NOISE ASSESSMENT), 24 (SITE LEVELS), 33 (SURFACE WATER DRAINAGE), 34 (DRAINAGE), 39 (CARBON REDUCTION STRATEGY / SUSTAINABILITY ASSESSMENT) AND 43 (ACCESS TO OPEN WATER FOR FIREFIGHTING PURPOSES).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of the housing scheme Phase 4D, located on the Glan Llyn Regeneration site (formerly the western end of the Llanwern Steelworks). This Phase is in the southern central part of the site and is bordered by the Eastern Distributor Road (EDR) to the south and Main Street to the north. Other housing phases lie to the east and west separated by 'greenways'.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks a non-material amendment relating to a previous reserved matters application relating to the layout, scale, access, appearance and landscaping of the site. The application is seeking consent to amend the external finish of the approved garages. Externally, the garages are proposed to be finished in Ibstock - Brunswick Farmhouse and Ibstock- Brunswick Wilton with Forticrete SL8 – Grey and Forticrete SL8 – Brown roof tiles.

4. RELEVANT SITE HISTORY

Ref. No.	Proposal	Decision & Date
06/0471/O	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	GC 01 April 2010

	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	
10/0750/CD	PARTIAL DISCHARGE OF CONDITION 4 (SUB AREA MASTERPLAN) RELATING TO PHASE 1 AND PHASE 2 OF PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED-USE URBAN EXTENSION	A 11 November 2010
19/0650/CD	PARTIAL DISCHARGE OF CONDITION 04 (EASTERN SUB AREA MASTERPLAN) OF PLANNING PERMISSION 06/0471 FOR GLAN LLYN DEVELOPMENT SITE	A 10 February 2020
21/0871/RM	RESERVED MATTERS APPLICATION FOR CONSTRUCTION OF 'MAIN STREET' AND PARTIAL DISCHARGE OF CONDITIONS 1 (RESERVED MATTERS), 9 (MATERIALS), 16 (HIGHWAYS DETAILS), 18 (ESTATE ROADS), 33 (SURFACE WATER DRAINAGE) AND 34 (FOUL AND SURFACE WATER DRAINAGE) PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION	AC 22 December 2021
23/0440	RESERVED MATTERS APPLICATION (RELATING TO LAYOUT, SCALE, ACCESS, APPEARANCE & LANDSCAPING) FOR 153 DWELLINGS AND ASSOCIATED WORKS AT GLAN LLYN HOUSING PHASE 4D (PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471), AND DETAILS TO PARTIALLY DISCHARGE CONDITIONS 1 (RESERVED MATTERS), 6 (FORMAL AND INFORMAL RECREATION AREAS), 7 (LANDSCAPING), 8 (MATERIALS), 9 (HARD LANDSCAPING MATERIALS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING & CYCLE STORAGE), 16 (HIGHWAYS DETAILS), 18 (HIGHWAYS SURFACE WATER DISPOSAL DETAILS), 19 (NOISE ASSESSMENT), 24 (SITE LEVELS), 33 (SURFACE WATER DRAINAGE), 34 (DRAINAGE), 39 (CARBON REDUCTION STRATEGY / SUSTAINABILITY ASSESSMENT) AND 43 (ACCESS TO OPEN WATER FOR FIREFIGHTING PURPOSES)	GC 23.10.2025

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)

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The 'New Dwellings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 None.

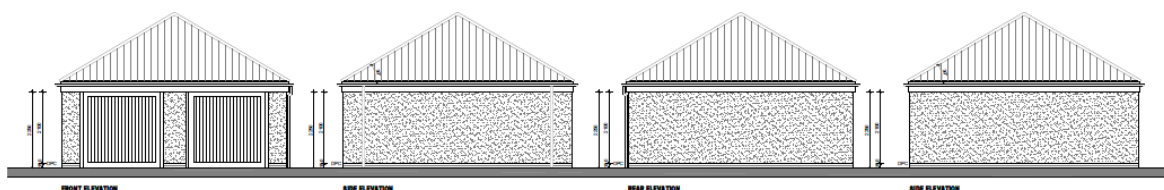
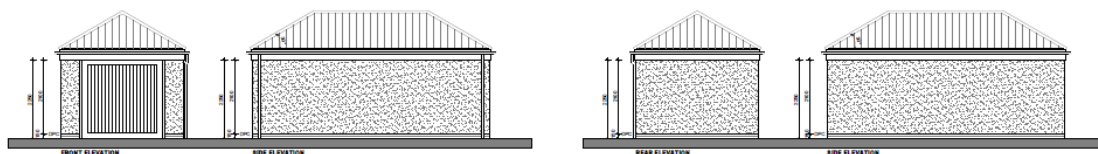
7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 The non-material amendment sought relates to the external finish of the single and double garages. The following drawings show the approved plans and those proposed in more detail:

As Approved:



Garage materials

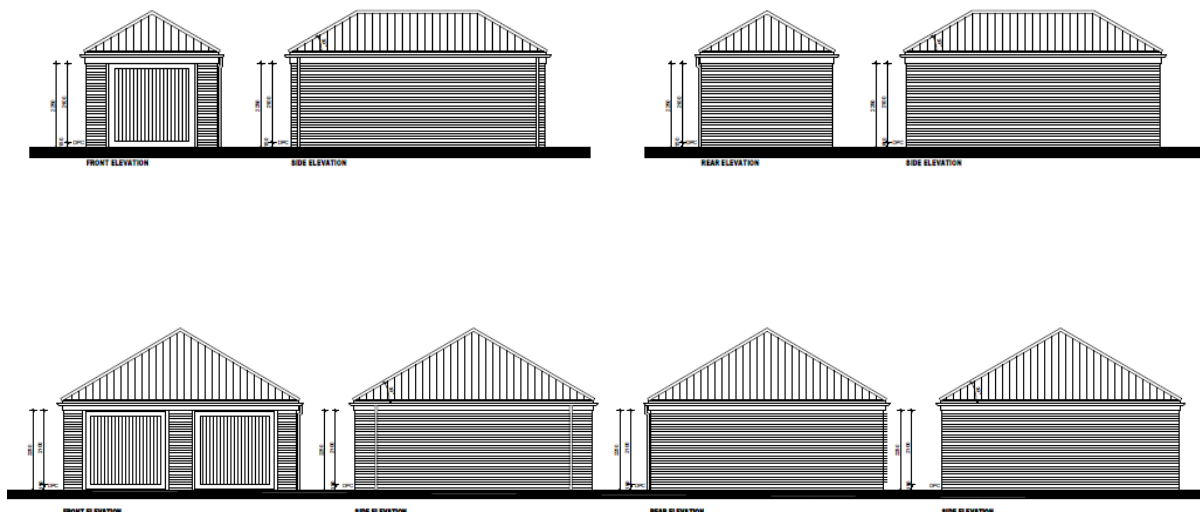


'Parex Monorex GM - Blanc du Littoral' (White) plus 2 courses of Sunset Red Multi where garage relates to red brick house



'Parex Monorex GM - Blanc du Littoral' (White) plus 2 courses of Warm Golden Buff where garage relates to buff brick house

As Proposed:



Garage materials

-  Ibstock - Brunswick Farmhouse
-  Ibstock- Brunswick Wilton (Yellow)

- 8.2 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. As stipulated in Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission, 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?
- 8.3 The application proposes to change the external materials of the single and double garages. Whilst the garages would be located to the front of the dwellings and therefore would be readily visible from the public realm, the proposed materials would match the external appearance of the dwellings that were approved under application 23/0440, resulting, in a more coherent finish. As a result, It is considered that the scale of the proposed changes are not great enough to cause an impact different to that caused by the original approved scheme, would not result in a detrimental impact visually and would not disadvantage any third party. Based on this, it is considered that the change of materials would be a non-material amendment to the originally approved scheme.

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 amendments to the external finishes of garages in this phase are considered to comply with the tests as set out within this report and are therefore not considered to represent a materially different form of development to the previously approved scheme.

11. DECISION APPROVED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Double Garage Planning Drawing H8914-LDG2H8-062_D, Single Garage Planning Drawing H8914-LSG1H8-061_D, Materials and Boundary Plan H8914-MBT-003 G and cover letter from Barratt Homes dated 11th March 2026.

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 This decision relates to plan Nos: Double Garage Planning Drawing H8914-LDG2H8-062_D, Single Garage Planning Drawing H8914-LSG1H8-061_D, Materials and Boundary Plan H8914-MBT-003 G

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP6 was 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.