

Delegated Decision Report

Application No:	25/0526	Statutory Period Expires:	12th September 2025
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Site:	6 Wentwood Road Caerleon Newport NP18 3RU		
Proposal:	PARTIAL DISCHARGE OF CONDITION 02 (BIO DIVERSITY ENHANCEMENT) OF 25/0027 FIRST FLOOR SIDE EXTENSION, TWO STOREY SIDE EXTENSION TOGETHER WITH SINGLE STOREY REAR EXTENSION AND INCLOSURE OF AREA UNDER FRONT CANOPY		
Applicant:	A Dixon		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for a first-floor side extension, a two-storey side extension, a single storey rear extension and the enclosure of an area under a front canopy was granted with conditions under application ref.25/0027 in March 2025.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a detached two storey dwelling located on Wentwood Road which forms part of a modern housing estate within the urban boundary of Caerleon. It occupies a corner plot on the junction of Wentwood Road and Conifer Close with a driveway to the front and rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge condition 2 (Biodiversity Enhancement) of application ref.25/0027. Condition 2 reads:

“Prior to the commencement of the development as hereby approved, biodiversity enhancement shall be implemented in accordance with the details that have first been submitted to and approved by the Local Planning Authority. Thereafter the biodiversity enhancements shall be completed in accordance with the approved details and permanently retained.

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

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0027	FIRST FLOOR SIDE EXTENSION, TWO STOREY SIDE EXTENSION TOGETHER WITH SINGLE STOREY REAR EXTENSION AND INCLOSURE OF AREA UNDER FRONT CANOPY	GRANTED WITH CONDITIONS	28.03.2025

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)

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER

No objection

The proposed bird nest box and its location as indicated in the plans and elevations plan is sufficient to partially discharge condition 02 of application 25/0027, subject to implementation in full.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 1no RSPB Sparrow terrace nest box, to provide 3no separate nest boxes in one timber terrace, each with its own 32mm entrance hole is proposed beneath the eaves at first floor level on the eastern (side) elevation.

8.2 The details provided are commensurate with the approved scheme and sufficiently address the requirements of condition 2. The Council's Ecology Officer has not offered any objection to a partial discharge of the condition, subject to implementation in full.

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 information submitted provides sufficient details relating to a biodiversity enhancement scheme. The information is sufficient to partially discharge condition 2 (biodiversity enhancement) of application ref.25/0027.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: AD-02 - Plans and Elevations as Proposed Bird Boxes, 01 - Existing Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 was 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.