

Delegated Decision Report

Application No:	26/0484	Statutory Period Expires:	21st August 2026
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Site:	32 Carlton Road Newport South Wales NP19 7LA		
Proposal:	PROPOSED GARDEN ROOM AND FENCING		
Applicant:	H Begum		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site comprises part of the amenity area associated with 32 Carlton Road, which is a large detached dwelling located in the St Julians ward. The property comprises a dual aspect, bay fronted building with a hipped roof, finished in white render and grey glazing. The main amenity area is located to the south of the building which is accessed directly from the parking area to the east.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development comprises the removal of an existing outbuilding and the construction of a single storey garden room to the south west of the existing dwelling within its amenity area. The existing building comprises a triangular timber storage shed with a felt roof which measures approximately 6.5m x 6.1m x 5.8m. The proposed garden room would measure 9.5m in length (at its longest point), 4.3m in width and 2.7m in height (from the existing patio level). In terms of fenestration it would include a set of French doors in the east elevation, a window in the north elevation and 2no. velux roof lights. The building itself would also include a shower room (no kitchen facilities are proposed). It would have a flat roof and would be finished in red cedar composite cladding with a GRP roof covering and UPVC anthracite grey glazing. The proposed garden room would be located approximately 4m away from the property and adjacent to the boundary wall/fence and garage associated with 34 Carlton Road.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
02/0802	ERECTION OF A TWO STOREY REAR EXTENSION	GRANTED WITH CONDITIONS
23/1161	RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF NEW INTERNALLY OPENING BI-FOLDING VEHICULAR GATE AT FRONT OF PROPERTY AND INCREASE HEIGHT OF BOUNDARY WALL BETWEEN PROPERTY AND PUBLIC FOOTPATH	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) and GP6 (Quality of Design) of the Adopted Newport Local Development Plan are considered relevant to this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Householder and Domestic Outbuildings Supplementary Planning Guidance (SPG) (January 2020).

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 07/07/2026 and a Site Notice was put up on 10/07/2026.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted (12no. properties) and a site notice was erected and no responses were received.

8. ASSESSMENT

8.1 The proposed garden room would be located to the south of the garden associated with the host dwelling and adjacent to existing boundary fences between the host dwelling, no.34 Carlton Road and a lane to the south of the site. Whilst it would be set at a higher level than no.34 Carlton Road, the large double garage associated with this property provides a good degree of separation between the application site and the neighbouring dwelling itself. In addition, whilst the proposed garden room would be partially visible over the existing fencing and would have an increased eaves height in comparison to the existing outbuilding, the overall roof height would be the same as existing, it would have a flat roof and be single storey. The proposed fenestration would look directly into the existing amenity area of the host dwelling and the building would be approximately 7m and 19m away from the closest habitable room of the neighbouring properties (no.34 Carlton Road and 31 Carlton Road respectively), no.31 Carlton Road also has a number of mature trees along its boundary and therefore the proposal will not lead to a loss of privacy. In addition, due to its location the proposal is not considered to be overbearing and would not result in a loss of light to neighbouring properties. The proposal is therefore considered to accord with policy GP2.

8.2 In terms of design, the House Extensions and Outbuildings SPG states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The proposed garden room would be located to the side of the existing dwelling, however this is within the main amenity area for the property which is surrounded by boundary walls and timber fencing and therefore it would not be highly visible from the public realm. It would also replace an existing structure of similar height in the same location. The proposed development is therefore not considered to have a negative impact upon the streetscene or the character of the wider area. It would also be finished in materials which would compliment the existing property. The proposal is therefore considered to be acceptable in terms of design and accords with policy GP6.

- 8.3 The House Extension and Domestic Outbuildings SPG states that a domestic outbuilding should preserve adequate amenity space for existing and future occupiers of the application site. The garden room would occupy less than 25% of the amenity area, leaving adequate amenity space undeveloped for future occupiers.
- 8.4 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. 1no. bird box is proposed as part of this application which shall be implemented prior to the first beneficial use of the proposed garden room to secure a net gain in biodiversity. This will be secured by condition. In addition, 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, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 development would adequately preserve visual and neighbouring amenities, and is acceptable in terms of design in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the adopted House Extensions and Domestic Outbuildings SPG.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: KD2071/1 Existing and Proposed Plans and Elevations - Proposed Replacement Outbuilding.

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 The bird box shown on drawing ref: KD2071/1 Existing and Proposed Plans and Elevations - Proposed Replacement Outbuilding shall be implemented in full prior to the first use of the development and retained for the lifetime of the development thereafter.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

03 The garden room hereby permitted shall not be occupied at any time as an annexe.

Reason: To ensure the building does not become a unit of residential accommodation.

04 No window or door openings other than those shown on the approved plan KD2071/1 Existing and Proposed Plans and Elevations - Proposed Replacement Outbuilding shall be formed in the garden room hereby approved.

Reason: To protect the privacy of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to the following plans: Site Location Plan and KD2071/1 Existing and Proposed Plans and Elevations - Proposed Replacement Outbuilding.

02 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.

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.