

Delegated Decision Report

Application No:	25/0948	Statutory Period Expires:	24th January 2026
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Site:	4 Allt-yr-yn Avenue Newport South Wales NP20 5DA		
Proposal:	REMOVAL OF A SMALL FRONT GARDEN WALL SO THE DRIVE CAN BE WIDENED AND CONSTRUCTED IN TARMAC		
Applicant:	S Docker		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 4 Allt-yr-Yn Avenue is a two storey, semi-detached dwelling located on the northern side of Allt-yr-yn Ave at the corner with Allt-yr-yn Close within the Allt-yr-Yn ward. The site is located within the defined settlement boundary and within a residential area.

3. DESCRIPTION OF DEVELOPMENT

3.1 it is proposed to remove part of the front garden wall and widen the existing vehicular crossover and provide an enlarged area of parking/driveway to the front of the dwelling. The current width of the driveway is 3.71m and the proposed width of the driveway would be 6.5m. Part of the current wall would be retained at a height of maximum 0.6m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
21/1250	RETROSPECTIVE APPLICATION FOR RETENTION AND COMPLETION OF GARDEN SHED, GARAGE CONVERSION, LINK EXTENSION BETWEEN GARAGE AND HOUSE AND RAISING OF GARDEN WALL	GRANTED WITH CONDITIONS	03.02.2022

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 GP6 (Quality of Design)
Policy T4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG PARKING STANDARDS SPGG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection, subject to conditions-*

The amended plan is acceptable with a condition to protect pedestrian visibility splay and preclude gates in the interest of highway safety.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 03.12.2025. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The proposal includes the removal of part of the front boundary wall to facilitate a wider access and the hard-surfacing of the area forward of the dwellings principle elevation with permeable tarmac. At present the front garden area is laid partially as a tarmac driveway and partially as chippings, accordingly the proposed change to be fully tarmacked is not considered to result in a significant change that would prejudice the character and appearance of the dwelling or wider area to an unacceptable or significant extent.

8.2.2 It is noted that other properties in the immediate area have replaced their entire frontage with paving and therefore this would not be out of character for the area. Significant weight has been given to what can be achieved without the need for planning permission under the provision of the General Permitted Development Order in the assessment of this application. Therefore, the proposal is considered to be acceptable in regards of its visual impact and is compliant with Policies GP2 and GP6.

8.3 Residential Amenity

8.3.1 The proposed development would not result in any additional built form, therefore no greater impact would be felt by occupiers of neighbouring dwellings as a result of the development relative to the existing in respect of overbearing/ overshadowing impact. The use of the area for parking purposes is not considered to prejudice the living conditions of neighbouring occupiers or to result in any unacceptable impact upon their living conditions. The partial removal of the front boundary wall is considered to be acceptable in respect of its impact upon the living conditions of neighbouring occupiers.

8.4 Highway/Pedestrian Safety & Parking Provision

- 8.4.1 The Local Highways Authority were consulted on this application and raise no objections subject to conditions relating to; visibility, surface water drainage and restriction of means of enclosure. The conditions relating to visibility and restriction of means of enclosure have been conditioned below. However, the condition relating to surface water drainage has not been included, instead a condition to ensure that the extended area of driveway is constructed using permeable tarmac and is maintained as such will be included, this is to ensure compliance with the proposed details and the requirements of the General Permitted Development Order.

8.5 **Biodiversity**

- 8.5.1 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. The applicant has submitted a Green Infrastructure Statement stating that a Woodstone bird box will be erected to the north elevation of the dwelling. This is considered to meet the requirements of the biodiversity enhancement, a suitably worded condition will be applied to any grant of consent to secure the implementation and retention of the proposed biodiversity enhancement.

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 not have an adverse impact upon visual amenity, character and appearance of the surrounding area, residential amenity or highway safety. Accordingly, it is granted with conditions.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents <2025.554_PL01 Site Location Plan, Existing and Proposed Plans & Elevations, 2025.554 Planning Statement, 2025.554 Green Infrastructure Statement, PL01 Plans and Elevations As Existing and Proposed.

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 Prior to the first use of the development as hereby approved, the biodiversity enhancement shall be provided in accordance with the approved document 2025.554 Green Infrastructure Statement and be retained thereafter

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

03 No part of the development shall be brought into use until visibility splays of 2metres by 2metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6metres above footway. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

04 No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

05 The extended area of driveway hereby approved shall be constructed using permeable tarmac and shall be maintained as such for the lifetime of the development.

Reason: In the interests of Surface Water Drainage and to ensure compliance with the aims and objectives of the General Permitted Development (Wales) Order.

NOTE TO APPLICANT

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and T4 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.