

Delegated Decision Report

Application No:	25/0211	Statutory Period Expires:	21st May 2025
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Site:	36 Ronald Road Newport NP19 7GE		
Proposal:	PARTIAL DISCHARGE OF CONDITION 3 (PAINTING OF RETAINING WALLS) OF 24/1023 RETROSPECTIVE APPLICATION FOR EXTENDED CAR PARKING AND ASSOCIATED RETAINING WALL TO FRONT GARDEN		
Applicant:	J Ascott		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 36 Ronald Road is a two storey, semi-detached house with a raised, forward-sloping front garden and 1no parking space. It is situated in the St Julians ward

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks to discharge Condition 03 (painting of retaining walls) of permission 24/1023. The condition states:

The development hereby approved shall be removed and the site reverted to its former state within 6 months of the date of the failure to meet any one of the requirements set out in (i) to (iii) below.

- (i) Within 6 months of the date of this planning permission a scheme for the painting of the entirety of the retaining walls and a timetable for its implementation shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and colour of paint to be used.*
- (ii) If within 12 months of the date of this decision the local planning authority refuse to approve the scheme and implementation timetable or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.*
- (iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.*

The development shall be carried out thereafter in accordance with the approved painting scheme and Implementation Timetable.

Reason: To secure the satisfactory implementation of the development in accordance with policies GP2 and GP6 of the adopted Newport Local Development Plan.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/1023	RETROSPECTIVE APPLICATION FOR EXTENDED CAR PARKING AND ASSOCIATED RETAINING WALLS TO FRONT GARDEN	GC	26.02.2025

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)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 None

7. PUBLIC REPRESENTATIONS

7.1 None

8. ASSESSMENT

8.1 The retaining walls are proposed to be faced with smoothcast render and painted finished, of which the colour is proposed to match the front elevation of the main dwellinghouse. Other properties on Ronald Road display a smoothcast render on retaining walls that form a driveway matching existing dwellinghouses, meaning the colour would not look out of place. This is therefore in line with the streetscape and would not appear incongruous or harmful to visual amenity and would be in keeping with the character and appearance of the street scene. The condition requests a timetable of implementation and the application is retrospective as the painting has already been implemented. The proposed information is acceptable to discharge condition 03.

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 for the partial discharge of condition 03 is acceptable.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Elevations as built 03 A
- Existing Front Garden Plan 01
- Site Location Plan received 17.03.25
- Site Plan as built 02 A

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.