

Delegated Decision Report

Application No:	25/0470	Statutory Period Expires:	12th September 2025
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Site:	349 Caerleon Road Newport NP19 7HD		
Proposal:	REPLACEMENT OF GARAGE WITH RESIDENTIAL ANNEXE		
Applicant:	J. Henry		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a terraced, two storey dwelling located on Caerleon Road (B4596), in the St Julians ward. The property benefits from an existing single storey garage which is used as a store and workshop to the rear of the dwelling. The existing garage is accessible via a back lane connecting to Bank Street. The property also benefits from 2no off road parking spaces adjacent to the garage.

2.3 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the north of the property is the J25 roundabout which connects to the M4. Surrounding the property is predominantly residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing garage which is currently used as a store and workshop and erect a replacement building for use as a residential annexe. The existing garage measures 4.8m in depth, 5m in width and includes a door/gate into the workshop allowing access to the garden. The façade fronting the rear lane is formed in various materials including concrete panels, timber cladding and steel doors. Inside the garden the finishes vary wildly from wooden panels, UPVC doors and concrete panels.

3.2 A residential annexe, ancillary to the host dwelling is proposed. The annexe would measure 4.37m in width, 7m in depth, 2.2m to the eaves and 3m to the ridge of the dual pitch roof. Materials consist of slates to the roof, blockwork and render to the walls, grey UPVC doors and windows, and timber boarding to the walkway. The proposal will have an enclosed area of 29sqm and will not have a functioning kitchen, just a tea making facility as well as 1no bedroom, a shower room / en suite and a living area. The services for both electricity and water will be fed direct from the parent property. Fenestration would consist of bifold doors on the southeastern elevation (facing the rear garden), 1no window on the southwestern elevation (facing the covered walkway) and 4no velux roof lights.

3.3 To maintain a rear access to the garden from the back lane a pedestrian gateway is proposed. This will give access to a covered walkway that forms part of the building with the roof being extended out over the walkway to form a covered section 0.9m in width and 7m long. The walkway roof will be supported on columns and have a boarded face to the boundary with 347 Caerleon Road.

4. RELEVANT SITE HISTORY

None.

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 states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – 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.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy H7 – Annexes to Residential Dwellings states that proposals for the provision of self-contained annexe accommodation will be permitted provided that: i) the proposed annexe is of limited size and provides only essential accommodation that is commensurate with the needs of the user and supplementary to the facilities and accommodation available in the associated dwellinghouse. ii) the annexe is sited as close as possible to the associated dwellinghouse. iii) it has been demonstrated that there is a functional link with the associated dwellinghouse in respect of the relationship with the occupiers of the associated dwellinghouse and the services/facilities available for the user of the annexe. iv) the annexe is located within the existing curtilage of the associated dwellinghouse and no separate.

5.4 SPG: House Extensions and Domestic Outbuildings.

6. CONSULTATION RESPONSES

- 6.1 NCC Highways: No objection subject to conditions; The existing garage is not considered as a safe and useful parking area, therefore there would be no loss of parking. Subject to a condition to ensure that the development is only ever ancillary to the main house there would be no objection on highway related grounds.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 18.06.2025.

- 7.1 NEIGHBOURS: 8no neighbours were consulted. 1no response received to date.

National Annexe Planning Company

Regarding the planning application reference number 25/0470 for the replacement of a garage with a garden annexe at 349 Caerleon Road, Newport NP19 7HD, the National Annexe Planning Consultancy (NAPC) is pleased to express its support for this proposal.

The proposed garden annexe is a commendable example of ancillary accommodation that enhances the utility of the existing residential property. It is crucial, however, to ensure that the annexe remains ancillary to the main dwelling, maintaining its intended purpose without risk of separation. Considerations regarding the scale, layout, and access should be carefully evaluated to ensure seamless integration with the primary residence.

8. **ASSESSMENT**

- 8.1 The application seeks to demolish the existing garage and construct a living space, bedroom, and a shower room for use as an annexe. The agent has confirmed that the annexe will not form a separate planning unit, and its use would be ancillary to the existing dwellinghouse.

8.2 **Visual Amenity/ Character and Appearance;**

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The outbuilding would replace an existing garage structure which is located in the rear garden of the application property. As such, the proposed outbuilding would also be sited in the rear garden of no.349 Caerleon Road. Due to the established layout, the annexe would be visible from the rear lane which runs between the rear gardens of Caerleon Road and the rear gardens of nos.8-12 High Bank. Nevertheless, views of the outbuilding are minimal, and it is considered that the outbuilding is appropriately sited in the context of the property.

- 8.3 The House Extensions and Domestic Outbuildings SPG concludes that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape. The size, location and appearance are key to the assessment of acceptability. When assessing the context of the site, and the design of the surrounding properties along this stretch of Caerleon Road, with few exceptions, properties generally display garages fronting the rear lane. Of these garages, most span the full width of the rear garden and dual pitch roofs appear as the prevailing roof form. The proposed outbuilding would span a large width of the rear, with the covered walkway spanning the remainder of the rear garden and the design incorporates a dual pitch roof. As such, the proposed annexe is considered in-keeping with the street scene and the design is acceptable. Moreover, the proposed outbuilding would replace an existing structure which due to the mismatch of materials, appears as somewhat of an outlier and is of low architectural value, so the replacement is considered an improvement over the existing situation in visual terms.

8.4 **Residential Amenity:**

The rear elevation of the proposed annexe would be approximately 10m from the rear elevation of the host dwelling and adjoining neighbouring properties along Caerleon Road and approximately 20m from the rear elevation of no12 High Bank. The annexe would be situated between 2no existing neighbouring garages of similar depth and height on either side. Given the siting of the annexe and the separation distance from neighbouring dwellings, it is not anticipated that the proposed annexe would adversely affect neighbouring residential amenity by means of a loss of light or an overbearing effect and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.5 In terms of privacy, bifold doors are proposed on the rear elevation and 1no window is proposed on the side elevation of the proposed annexe. The bifold doors on the rear elevation would provide views towards the rear garden of the dwelling and the window on the side elevation would face towards a blank elevation of the neighbouring garage. As such, the proposed windows would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal

accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 Highways Safety:

Although the application proposes the demolition of an existing garage, it is understood that that the garage has not been used for off-road parking for in excess of 20 years and dimensions are not sufficient for the garage to be recognised as off road parking provision by modern standards. As forementioned, the property benefits from 2no off road parking spaces adjacent to the proposed annexe and this remains unaffected by the development. Given the above, no adverse highways impacts are anticipated and the Highways Officer has not raised any objection to the development subject to a condition to ensure that the development is only ever ancillary to the main house.

8.7 Biodiversity:

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. It is proposed to install a bird box and a bat box on the rear elevation of the host dwelling and the implementation of this will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development would not harm the visual or residential amenity of Caerleon Road. The development does not impact parking supply or access at the property. A condition to ensure that the annexe is not occupied at any time other than for purposes ancillary to the residential use of the dwelling will be applied for the sake of certainty. A condition to ensure the biodiversity enhancement scheme is implemented will also be included. The proposal is in accordance with Policies GP2, GP4, GP5, GP6 and H7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- SD1059 02 Proposed Floor Plans and Elevations
- SD1059 01 Existing Floor Plan and Elevations
- Design Statement

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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 349 Caerleon Road.

Reason: To ensure the building does not become an independent unit of residential accommodation.'

03 Prior to the first beneficial occupation/use of development hereby approved, the bird box and bat box as specified in 'Design Statement' shall be installed and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1059 02 Proposed Floor Plans and Elevations, SD1059 01 Existing Floor Plan and Elevations, Design Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 and H7 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.