

# Delegated Decision Report

|                        |                |                                  |                      |
|------------------------|----------------|----------------------------------|----------------------|
| <b>Application No:</b> | <b>26/0108</b> | <b>Statutory Period Expires:</b> | <b>3rd July 2026</b> |
|------------------------|----------------|----------------------------------|----------------------|

|                   |                                                                                          |              |                 |
|-------------------|------------------------------------------------------------------------------------------|--------------|-----------------|
| <b>Site:</b>      | <b>University Of Wales College Newport College Crescent Caerleon Newport South Wales</b> |              |                 |
| <b>Proposal:</b>  | <b>PROPOSED ERECTION OF DOUBLE GARAGE</b>                                                |              |                 |
| <b>Applicant:</b> | <b>G Sullivan</b>                                                                        |              |                 |
| <b>Type:</b>      | <b>Full</b>                                                                              | <b>Ward:</b> | <b>Caerleon</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>                                                           |              |                 |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The site is set within the grounds of the former University of South Wales College Newport Campus. The proposed garage is intended to serve the Grade II listed 'Principal's Residence' which was granted permission in 2021 (19/1212) to be converted into residential use. The dwellings surrounding the site include the Grade II listed buildings of the former campus along with the more recent residential properties being constructed along College Road.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a detached garage that would measure a depth of 6.4m, a width of 6.7m, an eaves height of 2.3m and a ridge height of 5.3m. The garage would have a hipped roof finished in natural Welsh tiles to match the main dwelling. The external walls would be finished in Victorian/Edwardian 'pressed red' bricks to match the neighbouring boundary walls. In terms of openings, the front elevation would contain 2no 'Edwardian style' timber panelled garage doors coloured off white and the side elevation would contain 1no timber panelled door coloured off white.

## 4. RELEVANT SITE HISTORY

| <b>App Number</b> | <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Decision</b>         | <b>Decision Date</b> |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------|
| 23/0682           | S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO THE GENERAL LAYOUT AND ELEVATIONS | GRANTED WITH CONDITIONS | 15/08/2024           |
| 19/1212           | PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170                                                                                                                                                                                                                                                         | GRANTED WITH CONDITIONS | 06/01/2021           |

|  |                                                                                                                        |  |  |
|--|------------------------------------------------------------------------------------------------------------------------|--|--|
|  | NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS |  |  |
|--|------------------------------------------------------------------------------------------------------------------------|--|--|

## **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)**

- SP9 – Conservation of the Natural, Historic and Built Environment
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- CE5 – Locally Listed Buildings and Sites
- CE6 – Archaeology

### **5.4 SUPPLEMENTARY PLANNING GUIDANCE**

- HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

## **6. CONSULTATION RESPONSES**

**6.1** Principal Heritage: This application site is located adjacent to an already approved access drive to the GII listed Former Principal's Residence. Further to the north is the former Caerleon Teacher Training College Building and to the west is the former Caretaker's/Gardener's Lodge, both also designated at GII. More widely, it should be noted that the site is approved for extensive modern redevelopment and associated landscaping, with open recreational ground preserved to the south. The college building is a large-scale asset appreciable from multiple viewpoints, with the most significant being that available from the south-east along the principal approach to the site (College Road). This view is framed by both the Former Principal's Residence and Caretaker's/Gardener's Lodge where, as a group they have a very positive and interconnected setting which makes a very positive contribution towards their significance. The Former Principal's Residence is a substantial house of mixed Revival style, of two storeys on an 'L' shaped plan. Principal front is to the north-east (overlooking the college entrance); featuring a central entrance with Bath stone surround and canopy, with narrow paired window and raised wreath panel above. However, its 'Garden' elevation (fronting south-west) is also of interest featuring, perhaps most noticeably, two projecting full-height and faceted bays to the rear wing. The proposed garage is to be formed in materials matching those new-build houses within the site which, in turn, were carefully selected to harmonise with the principal listed assets. The proposed structure will be modest in scale, positioned away from principal views of the main college building and some 15 metres away from the Former Principal's Residence. Furthermore, it will set below the level of the same due to existing topography. It is

proposed to retain and reinforce landscaping around the garage (including the mature tree to the north-west of the proposed). In all, the above will help to minimise visual impact of the proposed upon the nearby assets, allowing the existing listed dwelling (and the wider collection of listed college buildings) to remain visually dominant within the site. As such, setting impact of the proposed will be minimal. Please note that the site is located within the Archaeologically Sensitive Area of Caerleon, and therefore a response from Heneb should be fully considered prior to any approval.

- 6.2 Local Highways Authority: No objections. The proposal introduces a garage adjacent to an approved drive and raises no objections.
- 6.3 Landscape: No objection subject to conditions.
- 6.4 Tree: No objection subject to conditions.
- 6.5 Ecology: No comments received.
- 6.6 Heneb: The proposal will require archaeological mitigation. It is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

## **7. PUBLIC REPRESENTATIONS**

Neighbour notification letters were sent on 20/02/26 and a site notice was erected on 27/02/2026. No comments were received.

## **8. ASSESSMENT**

### **8.1 Visual Amenity/ Character and Appearance;**

The proposed detached garage would sit approximately 10m forward of the main dwelling and due to the existing topography of the site, it would be set at a lower level. The roof would be finished in natural slate with half round ridge tiles similar to that of the main dwelling and would have a hipped roof form to reflect the main dwelling. The walls of the garage would be finished in 'Victorian/Edwardian 'pressed red' bricks to match the neighbouring boundary walls. The proposed design and material finish are considered to be sympathetic to the host listed property and surrounding area.

The proposed garage would be sited approximately 17m from the highway access to the southwest and approximately 15m from the boundary to the southeast. Hedges have been proposed to the southwest and southeast to help soften the views of the garage and whilst this is supported, there is a lack of detail relating to its species, density etc. and this would need to be provided within the planting scheme.

The garage would be modest in scale and due to the topography of the site, would be positioned below the level of the existing listed dwelling, allowing it to remain visually dominant within the site. Overall, it is considered that the proposed garage is of an appropriate design and scale and the setting impact of the proposal on the listed dwelling would be minimal and its special character, and the special character of other buildings in the listed group, would be preserved.

### **8.2 Trees/Landscaping:**

Arboricultural details have been provided with the application however these are out of date. Tree information from this time indicates the tree as high quality and protected by a TPO order with a RPA of 9.6m which is likely to have increased over the past five years. Crown heights adjacent to the garage are also not stated and crown raising for construction purposes may be required. Whilst the information provided is out of date, the Tree Team advise that the potential increase in growth is not sufficient for the position of the garage to significantly impact the tree. Notwithstanding this, they have requested that a condition be attached to the consent requiring the submission of a Tree Protection Plan prior to the commencement of development in order to safeguard the retained tree during construction.

The planting plan that was approved (ref no.23/0682) as part of the wider site included the planting of 58 hebe 'autumn glory' and 58 anemmanthele lessoniana where the garage is

proposed to be sited. Therefore, this planting can no longer be achieved and needs to be accommodated elsewhere on the site which can be agreed via condition. This proposed planting scheme should also include full details (species, density, target height, nursery stock size at planting) of the hedges which have been proposed to soften views of the garage.

**8.3 Movement:**

The garage is proposed to be sited adjacent to the approved driveway that serves the dwelling. The Council's Highways Officer raises no objections to the proposal.

**8.4 Residential Amenity:**

Owing to the scale and location of the proposed garage, it is considered that it would not result in a harmful impact on the amenity of neighbouring occupiers in terms of loss of light, perceived space or privacy in accordance with policy GP2.

**8.5 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

**8.6 Archaeology:**

There are several Listed Buildings in the vicinity. They include the Former Caerleon Teacher Training College Building (Cadw ref. 87729), the Principle's Lodge (Cadw ref. 87726), the Caretaker's Lodge (Cadw ref. 87727) and the Gate Piers (Cadw ref. 87728), all of which are Grade II. An archaeological field evaluation has also been conducted by Worcestershire Archaeology (Report no. 2374, dated September 2016). The evaluation indicated that significant landscaping had truncated potentially significant deposits, although intact soil profiles and sealed archaeological remains were also encountered. In particular a Roman cremation burial and a potentially related linear gully were noted.

The proposed development involves the construction of a double garage. Whilst it is noted the small scale of the proposal it is located within an archaeologically sensitive area, and in close proximity to previously discovered archaeological deposits. Therefore, it is possible that buried archaeological remains could be encountered during the groundworks.

Therefore, Henneb recommend that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent. They envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

**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 By reason of its location, scale and design it is considered that the proposed development is acceptable and will preserve the special character of the listed building(s) and it is therefore recommended that planning permission is granted subject to the following conditions.

11. **DECISION**

**GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan – Principals Residence Drawing No.(01)01 Rev 03, Principals Residence – Proposed Site Plan Drawing No.(01)03 Rev 04 and Principals Residence – Proposed Plans and Elevations for a Double Garage Drawing No.(01)04 Rev 04.

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 No development (including site clearance and demolition) shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority and the agreed tree protection measures have been erected. The tree protection plan will provide maximum protection to the tree through the appropriate use of "fit for purpose" ground protection and fencing (including working space and material storage). The approved measures shall be retained in situ for the duration of construction works, and no plant, materials, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, without the prior written approval

of the Local Planning Authority. The tree protection will be installed and signed o/ by a suitably qualified arboricultural consultant who will provide a compliance report (including photographs) to the council before construction works commence and again on completion. Reason: To safeguard retained tree during construction in the interests of visual amenity and the natural environment, in accordance with Policies GP2 and GP5 of the Newport Local Development Plan.

03 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

04 Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

05 No development shall commence until a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted forward of the front wall of the dwelling(s) hereby permitted without the prior written permission of the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

07 There shall be no visible mechanical fixing to the ridge tiles on the approved garage building (i.e. there shall be mortar-bedding only) unless an alternative scheme for ridge tile fixing is submitted to and approved in writing by the Local Planning Authority prior to ridge tiles being installed. The development shall be retained as approved for lifetime of development.

08 The garage doors, hereby approved, shall be retained for the lifetime of development and shall at no time be altered or replaced unless like for like.

Reason: To ensure the development is completed in a manner compatible with its surroundings to preserve the setting of the listed buildings. Policy SP9 of the LDP.

09 The garage hereby permitted shall only be used for the parking of private motor vehicles and for no other purpose, including any other purpose incidental to the enjoyment of the dwellinghouse.

Reason: To ensure that adequate on-site parking is retained in the interest of highway safety and residential amenity.

*NOTE TO APPLICANT*

01 This decision relates to plan Nos: Site Location Plan – Principals Residence Drawing No.(01)01 Rev 03, Principals Residence – Proposed Site Plan Drawing No.(01)03 Rev 04, Principals Residence – Proposed Plans and Elevations for a Double Garage Drawing No.(01)04 Rev 04 and Arboricultural Implications Assessment and Arboricultural Method Statement Dated January 2021 (Rev 3).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP4, GP5, GP6, CE5 and CE6 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.