

Delegated Decision Report

Application No:	25/0559	Statutory Period Expires:	11th August 2025
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Site:	18 Vale View Newport NP19 7QQ		
Proposal:	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 25/0346 FOR PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND REPLACEMENT WITH PROPOSED TWO STOREY REAR EXTENSION AND CHANGES TO THE SIDE FENESTRATION WITH THE ADDITION OF FIRE ESCAPE WINDOW TO BEDROOM 3. AMENDMENT RELATES TO EXTERNAL MATERIALS OF THE REAR ELEVATION		
Applicant:	E Murdoch		
Type:	Non-Material Amendment	Ward:	Beechwood
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was approved for the erection of a two-storey rear extension and changes to fenestration.

2. SITE LOCATION AND CONTEXT

- 2.1 The application property is a detached dwelling located within the urban boundary along a cul-de-sac of detached properties with varying scale and design.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application has been submitted to confirm that a change in external materials to the rear extension would not be a material change to the originally approved scheme. The change of materials is from brick to white render.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0346	PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND REPLACEMENT WITH PROPOSED TWO STOREY REAR EXTENSION AND CHANGES TO THE SIDE FENESTRATION WITH THE ADDITION OF FIRE ESCAPE WINDOW TO BEDROOM 3	GRANTED WITH CONDITIONS	10/07/2025

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

- HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. As stipulated in *Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission*, when assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The application proposes to change the external materials of the walls of the rear extension from brick matching the host dwelling to white render. Whilst the materials would not match the materials of the host dwelling, the extension would be on the rear elevation and would not be visible from public vantage points. It is also worth noting that the materials of the neighbouring houses are both rendered. It is considered that the scale of the proposed changes are not great enough to cause an impact different to that caused by the original approved scheme, would not result in a detrimental impact visually and would not disadvantage any third party. Based on this, it is considered that the change of materials would be a non-material amendment to the originally approved scheme.

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 change of materials is considered to be a non-material change to the originally approved scheme.

11. **DECISION**

APPROVED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations Drawing Ref.4C

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan Drawing Ref.5 and Proposed Elevations Drawing Ref.4C.

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.