

Delegated Decision Report

Application No:	25/0236	Statutory Period Expires:	21st May 2025
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Site:	<i>The Barn Pentre-Poeth Road Newport NP10 8LL</i>		
Proposal:	PROPOSED DETACHED GARAGE		
Applicant:	<i>R Scapplehorn</i>		
Type:	Full	Ward:	Graig
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

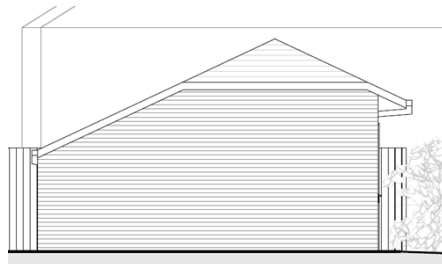
2. SITE LOCATION AND CONTEXT

2.1 The site is situated along Pentre-Poeth Road in close proximity to Caerphilly Road. The site is adjacent to the countryside and is characterised by open greenspace to the North East, East, South, and South West. There are properties to the North and North West of the proposed development. The property is serviced off Pentre-Poeth Road via an extended driveway and holds a large front garden where the development is proposed. The front boundary contains a large conifer hedge and low stone boundary wall. There is a large tree situated within the front garden of the property.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks a detached garage located within the front garden. The garage would contain space for 2no. parking spaces and a workshop. The dimensions are approximately H 3.8m (max) x W 9m x D 6m. The front elevation of the garage facing toward the dwelling would contain 2no. double barn style doors to service the parking spaces and a single door to service the workshop. There is one window to serve the workshop. No materials have been proposed. The roof appears as a hipped roof from the front elevation, however, to the rear, the roof pitch elongates down to a height of 1.8m to the eaves. The extended roof plane to the rear is approximately 4.7m in length.

Side elevation:



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
04/0280	ERECTION OF A SINGLE STOREY REAR EXTENSION	GC	20/04/2004
90/0892	CONVERSION OF BUILDING TO FORM DWELLING WITH GROUND AND FIRST FLOOR EXTENSIONS	GC	05/07/1991

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 GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy SP5 (Countryside)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

WILDLIFE AND DEVELOPMENT SPG

6. CONSULTATION RESPONSES

6.1 Landscape Officer:

The application states trees and hedge will not be affected, but this is not the case. No site photos are provided however streetview and aerial below indicate the location of the garage (9x6m footprint) is highly likely to have an impact on the semi-mature garden trees (2 small poor form birch, but one larger tree possibly beech). In addition there will be

impacts from the extent of hard surfacing to access the garage which is not shown on the submitted plans.

Year round screening from views in along Pentrepoeth Road is provided by the high cypress hedge, but note there will be views down onto the roof from first floor of properties opposite. Garage building materials are not clearly stated. A tree survey to BS5837 is required, this should set the constraints for new surfacing and potentially affect the proposed location of the garage, a proportionate protection plan during construction should also be provided. An updated site plan showing hard surfacing is required. Replacement planting may be required and new planting (again proportionate to the proposals) should be provided to meet LDP GP5.

- 6.2 Local Highways Authority:
No impact is anticipated and there are no changes to the access or frequency of trips associated with this application

- 6.3 Tree Officer:
Objections as tree information has not been submitted .

The RPAs are exclusion areas and there should not be any walls ,service trenches, walls, landscaping or anything else within the RPAs and submitted plans should evidence this. All trees/hedgerows must be accurately plotted all trees should be annotated on every layout plan.

Any Suds proposals should be well away from the trees and should be indicated on the layout plan.

Full tree/woodland edge /hedge and boundary tree information should be submitted in accordance with BS 5837:2012 by a bona fide Tree Consultant - see attached list of procurement approved NCC Tree Consultants

See further guidance in appendix A

- 6.4 Ecology Officer: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 01/04/2025, Site Notice was put up on 04/04/2025.

- 7.1 29no neighbours were consulted on the application. 1no. neighbour submitted comments:

Hidcote, 1a Cowshed Lane:

We require information on how the proposed construction would impact (or not) our neighbouring dwelling before we can support the application. In particular: -

(i) Whether it has any bearing on sunlight to our property; it should not reduce or block the sunlight that comes in through our side ground-floor windows, or onto our front and rear gardens.

(ii) Whether it is proposed that the garage be built on existing terrain, or, if there will be new surfacing undertaken. The terrain (current or new) determines the base level from

which the height of the garage could be measured, which is relevant in assessing the impact to sunlight on our neighbouring dwelling.

7.2 Graig Community Council:

Graig Community council has no objections to this application, subject to the following:

- That the concerns raised in the comments provided by the neighbour are adequately addressed.
- That the concerns raised in the comments provided by the landscaping officer are adequately addressed

8. **ASSESSMENT**

8.1 **Principle of Development**

The application seeks permission for a detached garage to the front of 'The Barn', at Pentre-Poeth Road. The detached garage is single storey in height and defined within the curtilage of the property. The site is situated within the urban boundary and therefore, the development in principle is deemed acceptable, however, further considerations are discussed below.

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

The House Extensions and Domestic Outbuildings SPG states in para 5.8.1, *Outbuildings, including detached annexes, can be just as harmful as house extensions to residential amenity and the streetscape. It is essential, therefore, that the council control their size, location and appearance...* Para 5.8.2 states, *an outbuilding should be erected in a back garden and, if possible, out of public sight.* Whilst it is noted that the host site is defined within the urban boundary, the site sits adjacent to designated Countryside and consideration should be given to the proposed developments impact on this setting also. The proposed garage sits forward of the principal dwellinghouse and adjacent to a rural lane. The garage holds a large elongated roof plane measuring 4.7m in length to the rear elevation which faces toward the streetscene. Whilst the design is not typical to surrounding development, given the single storey height, it would not appear overscaled or cause demonstrable harm to the host site or surrounding countryside. There is also a large mature hedge to the front of the property which would screen some of the views of the garage from the streetscene.

8.3 The materials used on the garage appears to be wood cladding and would be respectful to the adjacent countryside, however, details have not been specified. A condition for further materials can be secured via condition to ensure the development is sympathetic in accordance with Policy GP6.

8.4 The applicant has not provided information or materials on the subsequent hardstanding to serve the garage, and the visual impact on the site and adjacent countryside cannot be fully assessed. The landscape officer has also raised concerns over the lack of information on this and how it will impact on the existing trees and hedging. This is further discussed below. Therefore, the plans are not clear on the proposed hardstanding and its full impact cannot be understood contrary to Policy GP5, GP6 and SP5.

8.5 **Residential Amenity:**

In terms of impacts to neighbouring properties, Hidcote, 1a Cowshed Lane is situated to the North East of the development and is the closest neighbouring property to the proposed development. The proposed development is set away from the shared boundary line between Hidcote, 1a Cowshed Lane by 1.25m. The garage does not protrude past the principal elevation or rear elevation of the neighbouring property and therefore, would not cause significant light loss to the front and rear elevation windows. The neighbouring property at no.1a raised concerns over the loss of light to the side windows. There are 2no. side windows on the South West elevation of the neighbouring property. It is understood that the neighbouring property is set down and is within close proximity to the shared boundary fence as shown below. Given the set down of the property, the proximity of the windows to the existing boundary fence, and the set away of the garage from the boundary fence, it is unlikely that the loss of light would be experienced to these windows and would not warrant a refusal.

Side elevation of Hidcote and the shared boundary fence:



8.6 **Movement**

The scheme would provide 2no. parking spaces within the garage. The highways officer holds no objections to the scheme in this regard.

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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be reasonably conditioned.

8.8 **PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated***

into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied. A GI statement has not been provided in this instance, however, given the scale, this can be conditioned.

8.9 Landscaping/ Trees

It is considered the development is within close proximity to the boundary hedge, a large established tree in the front garden and no tree information has been provided in line with the submission. The landscape officer and tree officer has raised concerns over the lack of information submitted.

- 8.10 A tree survey to BS5837:2012 by a bona fide Tree Consultant is required, this should set the constraints for new surfacing and potentially affect the proposed location of the garage, a proportionate protection plan during construction should also be provided. All trees and hedgerows must be accurately plotted on every plan. The root protection areas defined should not intersect any walls, service trenches, walls, landscaping or anything else and submitted plans should evidence this.

- 8.11 There is a lack of information on the block plan provided to understand trees or any features on the site, including the extent of drive / hardstanding and landscaping / planting. The impact and harm on site cannot be fully assessed. The landscape officer has stated, replacement planting may be required and new planting (again proportionate to the proposals) should be provided to meet LDP GP5.

8.12 Other Issues

A neighbour at Hidcote, 1a Cowshed Lane has raised concerns over the lack of information on whether the garage would have any bearing on sunlight to our property; it should not reduce or block the sunlight that comes in through our side ground-floor windows, or onto our front and rear gardens. This has been addressed above.

- 8.13 Additionally, concerns were also raised on the ground level the garage is built on. This is understood that the ground level is not being raised/changed to the existing level.

- 8.14 Graig Community Council has no objections subject to the neighbouring comments being addressed and the landscape officer's comments addressed. This has been discussed above.

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 Overall, it is considered that the development would not likely have an adverse impact to residential amenity, and the visual impact of the development would not cause demonstrable harm to the host site or surrounding streetscene or countryside. There is a lack of information on the impact on the trees on site given the proximity, and the extent of hardstanding/driveway, and how this will impact the site, trees and hedges.

11. DECISION

REFUSED

01 The development would have a significant adverse impact upon interests of acknowledged importance, namely the impact upon the tree and landscaping of the site. No tree information has been submitted, and the block plan fails to show site features such

as extent of hardstanding and landscaping. The would be contrary to Policies GP2, GP5 and GP6 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Floor Plan; Proposed Elevations; Proposed Block Plan and Location Plan; Land level change between Hidcote and host site

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP5 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.