

Delegated Decision Report

Application No:	25/0645	Statutory Period Expires:	6th October 2025
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Site:	1 Hillview Crescent Newport NP19 4NT		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (BIO DIVERSITY ENHANCEMENT) OF 24/0073 GROUND FLOOR EXTENSION		
Applicant:	S Amos		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for a single-storey rear extension, was granted with conditions under application ref.24/0073 in March 2024.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a two-storey semi-detached dwelling located on the corner of Hillview Crescent in the Liswerry ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge condition 2 (Biodiversity Enhancement) of application ref.24/0073. Condition 2 reads

"02 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be 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"

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0073	GROUND FLOOR EXTENSION	GRANTED WITH CONDITIONS	07.03.2024
15/0256	SINGLE STOREY SIDE EXTENSION TO ACCOMMODATE 2NO. WHEELCHAIR ACCESSIBLE BEDROOMS AND A WETROOM	GRANTED WITH CONDITIONS	01.05.2015

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 GP5 General Development Principles – 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.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

NONE.

8. ASSESSMENT

8.1 1no Bee Brick is proposed, measuring 215mm x 105mm x 65mm. The Bee Brick would be set a minimum of 1m from ground level, south facing and away from high traffic areas of the garden.

8.2 A wildflower area containing wildflower seed mix with various species is also proposed. The wildflower area would be approximately 8m2 and mowing of the area would be limited to a maximum of twice yearly to allow it to flower and set seed throughout the summer

8.3 A log pile is also proposed in the northwestern corner of the rear garden to encourage hedgehogs and insects.

8.4 In terms of implementation, each of the above measures will be installed/completed within 12 months. Thereafter, the enhancements will be monitored and maintained by the occupier.

8.5 The details provided are commensurate with the approved scheme and sufficiently address the requirements of condition 2.

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 provides sufficient details relating to a biodiversity enhancement scheme and a timetable for implementation. The information is sufficient to partially discharge condition 2 (biodiversity enhancement) of application ref.24/0073.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: JW1190-100 - Site Location, Existing Floor Plan and Existing Elevations, Biodiversity Enhancements.

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