

Delegated Decision Report

Application No:	25/0914	Statutory Expires:	Period	2nd January 2026
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Site:	Willow Mead Wellfield Road Marshfield Cardiff CF3 2UB			
Proposal:	NEW DWELLING TO REPLACE EXISTING			
Applicant:	D Latcham			
Type:	Full	Ward:	Tredegar Park And Marshfield	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 Planning permission was recently granted for a 'SINGLE STOREY EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING' (Ref: 25/0298). This development was commenced, however the Agent has advised that during the works it was discovered that the structural integrity of the building was inadequate to continue. As such, a new application for a replacement dwelling, which is the subject of this report, was submitted to the Council for consideration.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of a detached bungalow located within a residential area of Marshfield, Newport. The bungalow has been partially demolished. The site is flanked by Wellfield Road on its northern boundary and by both Wellfield Road and Old Green Court on its eastern boundary. Vehicular access into the site is gained at its north western corner, via a driveway which leads to a single detached garage, whilst a pedestrian access gate is located on the site's eastern side, adjacent to the front elevation of dwelling. The property benefits from large gardens which are separated from the road by a low block wall and various planting.
- 2.2 Whilst the dwelling has been partially demolished, it originally included a rear gable end and flat roof projection as well as a small dormer window on the rear (western) roof plane. The building was finished in render under a tiled roof.
- 2.3 The application site is located within the boundary of the village of Marshfield and The Levels Archaeologically Sensitive Area. In addition, NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3 (Rivers and Sea) and the Wentlooge Levels TAN15 Defended Zone.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Full planning permission is sought for a replacement dwelling. The new dwelling would be sited in largely the same location as the existing, with the footprint reflective of the dwelling if extended as per Planning Permission 25/0298.
- 3.2 The replacement dwelling would be a dormer bungalow orientated in the same manner as the existing. It would include two gable ended dormer windows on its front roof plane and a larger gable ended dormer window on its rear roof plane. The new dwelling would feature a canopy above the entrance door on its northern elevation, whilst a flat roof projection would be sited on its western elevation. Externally, the dwelling would be of white render finish with fibre cement slate roofing.
- 3.3 The new dwelling would consist of an entrance hallway, snug, kitchen/family room, utility room, bedroom and bathroom at ground floor level, along with a further two bedrooms (one with en-suite bathroom) at first floor level.
- 3.4 Access and egress into and out of the application site would remain as existing, and there would be no changes to the existing garage or to the existing boundary treatments.
- 3.5 Overall, the proposal is largely reflective of how the dwelling would have appeared should it have been extended in accordance with Planning Permission 25/0298. The main difference is that a central flat roof dormer was approved under the previous permission, however the

replacement dwelling would include a gable ended dormer on the southern end of the rear roof plane. In addition, the approved extensions resulted in the insertion of four rooflights on the front roof plane of the main roof, whereas it is now proposed to include two gable ended dormer windows on the front roof plane.

4. RELEVANT SITE HISTORY

4.1

Application Number:	Proposal:	Decision:	Decision Date:
25/0298	SINGLE STOREY EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING	Granted with Conditions	17.10.2024
25/0229	NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0671 SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING. AMENDMENTS INCLUDE CHANGES TO FOOTPRINT OF EXTENSION AND PROPOSED DORMERS/WINDOWS	Refused	10.04.2025
24/0671	SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING	Granted with Conditions	17.10.2024
06/1443	ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OFF-STREET PARKING (OUTLINE)	Refused	11.02.2008

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 (12th Edition) 2024

Technical advice note (TAN) 12: design

Technical advice note (TAN) 15: development, flooding and coastal erosion

5.3 Newport Local Development Plan (2011-2026):

- SP1 – Sustainability
- SP2 – Health
- SP3 – Flood Risk
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Obligations
- GP1 – General Development Principles – Climate Change
- GP2 – General Development Principles – General Amenity
- GP4 – General Development Principles – Highways and Accessibility
- GP5 – General Development Principles – Natural Environment
- GP6 – Quality of Design
- GP7 – Environment Protection and Public Health
- H2 – Housing Standards
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 Supplementary Planning Guidance:

- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: The access and parking remain as existing and is sufficient provision. There are therefore no highway related objections.

6.2 Environmental Health Officer: No response received.

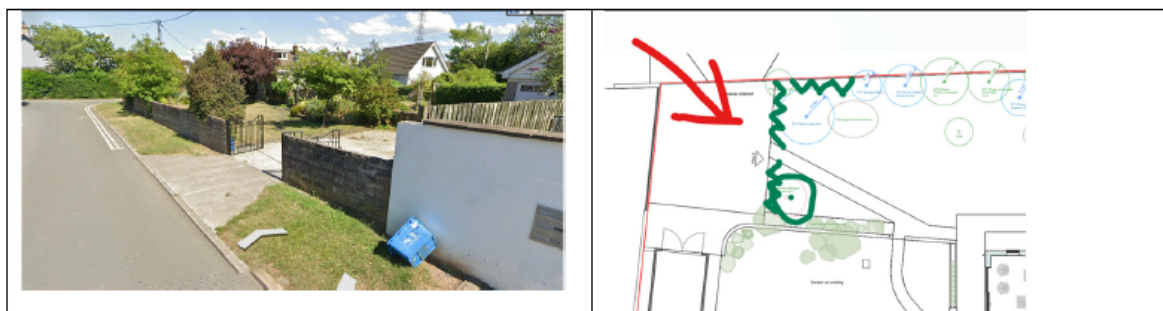
6.3 Ecology Officer: No response received.

6.4 Landscape Officer: A replacement dwelling is proposed, within a housing area. A purple plum currently shown on streetview is no longer existing and the apple also highlighted below is described as diseased and proposed for removal.

A planting plan has been provided, showing and confirming retention of existing garden planting which is welcome and proposing 4no specimen shrubs. No shrub sizes are indicated but these are likely to take years to reach a size sufficient to soften views.

A previous application showed widening of the driveway, I have assumed this is no longer a proposal.

There is scope for hedging to enclose the amenity area from parking and further soften views of the new building from the rear, in addition the apple should be replaced with a suitable small garden tree – I have marked up this potential below unless there are site constraints.



There is insufficient to object but the proposed planting is the bare minimum. As it stands there is no indication of size at planting, no small tree replacements are proposed, views will be open across the existing driveway to the garden and rear of the replacement building.

6.5 Drainage: No response received.

6.6 SAB: Having reviewed the information, a SAB application will likely be required due to the scale of the works.

6.7 Waste Officer: No response received.

6.8 Newport Access Group: No response received.

6.9 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development (residential, replacement dwelling). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Sea) and TAN15 Defended Zone.

We note the proposal is a replacement dwelling in approximately the same location as the existing dwelling with a similar building footprint. Having regard to this, (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

The applicant may wish to undertake a Flood Consequences Assessment for their own benefit to establish the predicted flood risk to the site and its access / egress routes.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

6.10 Heneb:

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The proposed works are within the Archaeologically Sensitive Area (ASA) of Newport. A review of the 1st – 3rd Edition (1883; 1901; 1920) historic Ordnance Survey maps show the footprint of the property. The proposal includes the demolition and re-construction of a new dwelling. Whilst the works are moderate scale, with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that any surviving features would be adversely affected by the proposed development. Therefore, the potential impact is considered low.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.11 Dwr Cymru Welsh Water:

1st Response: We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

This site is crossed by a public rising main sewer and pressurised water main with their approximate positions being marked on the attached statutory public sewer/watermain records. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the "PROPOSED SITE ROOF PLAN", it appears the proposed development would be situated within the protection zone of the public sewer asset measured 3.6 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Therefore, it is strongly recommended that the "PROPOSED SITE ROOF PLAN" is amended to take into account the location of the assets crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as amended information has been submitted and request we are re-consulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

2nd Response: Having reviewed the additional plan and having discussed this internally, we've taken into consideration that this is a replacement dwelling but unfortunately, with the development as currently proposed, we would need to maintain our HOLDING OBJECTION given the construction proposed within the easement of a pressurised main.

In the first instance, we would suggest the developer undertake a trace to establish the exact distance of the asset to the proposal. If proven to be further away, we may then be in a position to support; or otherwise understand the relationship of any proposed foundations etc. It is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour notification letters were sent on 18th November 2025. No responses were received.

7.2 MARSHFIELD COMMUNITY COUNCIL: No response received.

8.1 Principle of Development:

8.1.1 The application seeks full planning permission for a replacement dwelling. The site is located within the defined limits of development, within the boundary of the village of Marshfield and the use of the site for one residential dwelling is lawfully established. As such, it is considered that the principle of replacing the existing dwelling as proposed is acceptable.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The new dwelling would be sited in largely the same location as the existing, and whilst it would be set back from Wellfield Road, it would still form a visible feature from this aspect due to the low boundary wall which contains the site. The proposed dwelling is however a modest detached bungalow of render finish under a tiled roof, not dissimilar from the appearance of the existing dwelling. The surrounding locality consists of a mix of dwelling types, including other bungalows as well as more substantial two storey dwellings which vary in age, style and appearance and which are also visible from Wellfield Road.

8.2.2 In addition, the dwelling would be set back from its northern, eastern and western boundaries, and it would be partially screened by existing and proposed landscaping, softening its appearance in the street scene. The existing dwelling includes one small flat roof dormer on the rear roof plane and it is noted that a larger flat roof dormer has been approved on previous householder applications at the site. Notwithstanding this, the new dwelling proposes to introduce two gable end dormer windows on its front roof plane as well as a larger gable end dormer on the rear roof plane, all of which are considered acceptable in visual terms, relating well to the overall design of the property.

8.2.3 In terms of materials, there is a mix in the locality, of which those proposed would be compatible with.

8.2.4 Based on the above, it is considered that the proposal would not appear as out of place and is in accordance with Policy GP6 of the NLDP (2011 – 2026).

8.3 Residential Amenity:

8.3.1 The application site is located adjacent to a residential dwelling on its southern side. Properties to the east and north of the site would be separated from the new dwelling by Wellfield Road. The Council's New Dwellings SPG sets out two 45° tests for natural light. The Plan-View 45° test is performed by drawing two notional lines at 45° angles from the

centre of a protected window. The second test for natural light is the Elevation-View 45° test. For this test, a notional line is drawn from the centre of a protected window at 45° to the horizontal. The proposed development should not project beyond the 45° line. It is considered that the proposed development meets the requirements of these tests in relation to the impact upon neighbouring properties. Furthermore, it is considered that the new dwelling is sited in a position to enable adequate separation distances to be retained.

8.3.2 In terms of privacy, the development would involve the addition of a side window on its southern side, however this window would serve a bathroom and is not considered result in any direct overlooking into the adjacent dwelling.

8.3.3 It is noted that no objections have been received from adjoining neighbours and the proposals are considered to have acceptable impacts upon their residential amenities.

8.3.4 In terms of the application site itself, it is considered that adequate amenity space would remain undeveloped within the plot to serve the host property. In addition, the site would retain adequate off road car parking space to the rear. In terms of residential amenity, the proposal is regarded as being in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 Landscaping/Trees:

8.4.1 It is noted that the planting along the northern boundary of the site aids in screening the building from Wellfield Road, which softens its appearance and enhances privacy for the occupiers of the property. As such, its retention is regarded as important. The Applicant has submitted a Landscaping Plan which sets out that the planting is to be retained and additional planting is also proposed. Whilst the Landscape Officer has indicated that the Landscaping Plan submitted is the bare minimum, they have noted that there are insufficient grounds to object and no further information has been requested via condition. As such, the proposal is deemed as acceptable in this regard.

8.5 Ecology:

8.5.1 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 noted that the application has been accompanied by a Green Infrastructure Statement and biodiversity enhancements in the form of additional planting have been included on the plans. This is considered proportionate to the scale of the proposal. As such the proposal is considered compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 Highway Safety:

8.6.1 The proposals do not include changes to the existing access or car parking arrangements and no objections are raised by Highways.

8.7 Flood Risk:

8.7.1 NRW's Flood Map for Planning (FMfP) identifies the application site to be within Flood Zone 3. The use of the site is already well established, of which the proposal would be a continuation of, therefore the vulnerability of the site would not change. NRW have been consulted on the proposal and raise no objections.

8.8 Drainage:

8.8.1 Details of how surface water would be drained from the site have not been provided as part of the current application and no response has been received from the Council's Drainage team following consultation.

8.8.2 It is noted that the application proposes a replacement dwelling, with similar footprint to the original and so any impact upon surface water drainage is likely to be minor. Notwithstanding this, given the overall development area, a SAB application will likely be required to address how the site would be drained. This falls outside of the scope of the current application and so no further details are considered to be required at this stage.

8.9 Archaeology:

- 8.9.1 The site is on land identified as archaeologically sensitive. Policy CE6 indicates that development proposals will normally be required to undertake an Archaeological Impact Assessment.
- 8.9.2 The application is not accompanied by a Written Scheme of Investigation, however consultation with Heneb has been undertaken, with the advice provided by them concluding that there is unlikely to be an archaeological restraint to this proposed development and consequently no objections to the positive determination of this application are raised.

8.10 Other Issues:

- 8.10.1 It is noted that a 'Holding Objection' has been received from Welsh Water following consultation. This is based on the site being crossed by a public rising main sewer and pressurised water main. Welsh Water have noted that it appears the proposed development would be situated within the protection zone of the public sewer asset and they have advised the Applicant to undertake a trace to establish the exact distance of the asset to the proposal.
- 8.10.2 Whilst the above is noted, it does not preclude the Council from granting planning permission, control of development within the water main protection zone falls outside of the remit of the Town and Country Planning Act and is controlled via separate legislation. Should separate agreements or permissions be required from Welsh Water in relation to the proposed development, this will be a matter to be resolved by the owner of the site and DCWW.

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 replacement dwelling would be in keeping with the character and appearance of the application site and surrounding area and would not have a harmful impact upon residential amenity. It is considered that the proposal complies with the aforementioned policies and are considered acceptable.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

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

278-JKA-ZZ-ZZ-DR-A-PL01 – Site Location Plan
278-JKA-ZZ-ZZ-DR-A-PL05A – Proposed Ground Floor Plan
278-JKA-ZZ-ZZ-DR-A-PL06 – Proposed First Floor Plan
278-JKA-ZZ-ZZ-DR-A-PL07 – Proposed Site/Roof Plan
278-JKA-ZZ-ZZ-DR-A-PL08 – Existing/Proposed Elevations
278-JKA-ZZ-ZZ-DR-A-PL09 – Existing/Proposed Elevations
278-JKA-ZZ-ZZ-DR-A-PL12 – Proposed Landscape Plan
Green Infrastructure 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) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing landscape features.

- (03) The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (04) The external surfaces of the dwelling shall be constructed of the materials specified on the approved plans.

Reason: In the interests of visual amenity, in accordance with Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

- 01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP3, SP9, SP13, GP1, GP2, GP4 GP5, GP6, H2, T4 and W3 relevant to the determination of this application.

- 02 Newport City Council's New Dwellings Supplementary Planning Guidance (Adopted January 2020) is 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.