



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
RETROSPECTIVE PLANNING APPLICATION FOR AMENDMENTS TO APPROVED  
SCHEME INCLUDING ALTERED FENESTRATION, BALCONY MODIFICATIONS,  
EXTERNAL STAIR DESIGN, AND ASSOCIATED WORKS  
34 TENNYSON AVENUE, NEWPORT, NP19 8NW  
PLANNING STATEMENT**

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## **1.0 INTRODUCTION**

### **1.1 Purpose of the Document**

This Planning Statement has been prepared in support of a retrospective householder planning application at 34 Tennyson Road, Newport (NP19 8HN). The application is submitted by Town & Country Planning Advisors Ltd (Company No. 16170417) on behalf of the owner, Mr Jamie Higgs, and seeks permission for the retention of operational development and the use of the lower ground floor as ancillary annexe accommodation.

The application arises following the implementation of planning permission Ref. 23/1049, which granted consent for a rear extension, garage conversion, and associated works. During construction, a series of modest alterations were made to the approved design. These included changes to fenestration, alterations to the external staircase and balcony, and the addition of a Juliette balcony. Although a Non-Material Amendment application (Ref. 25/0352) was submitted to regularise these changes, it was refused on procedural grounds. This application now seeks to retrospectively regularise those physical works under the correct planning procedure.

The lower ground floor is also used as self-contained but ancillary living accommodation, intended for use by extended family members. The unit shares parking, access, and garden space with the host property, and does not function as a separate planning unit.

This document outlines the justification for the development, providing a clear explanation of the site context, the nature of the works, the planning history, and relevant policy considerations. It is structured to assist officers at Newport City Council in assessing the planning merits of the proposal in line with the adopted Local Development Plan, Planning Policy Wales (Edition 12), and Future Wales – The National Plan 2040.

## **2.0 SITE LOCATION AND DESCRIPTION**

### **2.1 Site Context**

The application site comprises a two-storey semi-detached residential property located at 34 Tennyson Avenue, Newport (NP19 8HX). Tennyson Avenue is a well-established residential street characterised by a consistent pattern of interwar semi-detached dwellings set back behind small front gardens. The surrounding area is wholly residential in character, and the property sits within the urban boundary of Newport. The site is located within walking distance of local amenities and benefits from established infrastructure and services.

### **2.2 Topography and Access**

The site is situated on a notably sloping plot, with land falling steeply from north to south. As a result, while the property presents as a typical two-storey dwelling from the street, the change in levels to the

rear means it exhibits a three-storey rear elevation with a lower ground floor opening directly onto the rear garden. Pedestrian and vehicular access is taken from Tennyson Avenue, with a dropped kerb providing direct access to an off-street parking area at the front of the dwelling. A stepped pathway provides side access to the rear garden.

### 2.3 Surrounding Land Uses

The surrounding land uses are exclusively residential. The prevailing character is defined by similarly designed two-storey semi-detached houses, with consistent building lines and rear gardens sloping southwards. There are no commercial premises or community facilities in the immediate vicinity. The site sits comfortably within the urban grain and shares boundaries with other private residential gardens to the east and west. The quiet suburban context ensures that amenity considerations are an important aspect of the planning assessment.

### 2.4 Key Features and Constraints

The site is not subject to any statutory environmental or heritage designations. It lies outside any conservation area and is not subject to Article 4 Direction or Tree Preservation Orders. There are no listed buildings in the immediate vicinity, and the property is not within a flood risk zone according to Natural Resources Wales (NRW) mapping. The steep change in levels to the rear of the property is a notable topographical feature, which has influenced the rear elevation design and permitted the introduction of a lower ground floor level, historically used as an basement store. There are no known ecological or archaeological constraints on the site.

## 3.0 PLANNING HISTORY

### 3.1 Planning Applications

23/1049 – Proposed construction of a single storey extension to the rear of the property with balcony above, conversion of garage into storage, and associated external works.

Decision: Approved with conditions

Decision Date: 01 February 2024

24/0132 – Partial discharge of conditions 2 (privacy screen) and 3 (biodiversity enhancement scheme) of permission 23/1049.

Decision: Approved

Decision Date: 11 April 2024

25/0352 – Non-material amendment to vary condition 1 (approved plans) of permission 23/1049 to reflect as-built changes including fenestration alterations, removal of ground floor extension, revised external staircase, amended balcony, garage elevation changes, and insertion of Juliette balcony.

Decision: Refused (on procedural grounds – not considered non-material)

Decision Date: 05 June 2025

### 3.2 Planning Appeals

None

### 3.3 Planning Enforcement

None

## 4.0 PROPOSED DEVELOPMENT

### 4.1 Development Summary

This application seeks retrospective householder planning permission for the retention of operational development and the use of the lower ground floor as ancillary annexe accommodation at 34 Tennyson Road, Newport (NP19 8HN). The application regularises a series of as-built changes to a previously approved householder scheme (Ref: 23/1049), alongside internal arrangements facilitating self-contained, but ancillary, family living accommodation.

The operational changes include amendments to fenestration, revised external staircase design, reduced balcony area, updated garage frontage, and the addition of a Juliette balcony with obscure glazed balustrade to the rear first-floor bay window. The development does not result in any increase in building footprint or overall scale and remains wholly within the established domestic curtilage. All proposed drawings (Plans and Elevations) are based on the as-built scheme submitted with this application, clearly identifying existing and proposed elements to aid validation and assessment.

### 4.2 Material Change of Use

No material change of use is proposed. The property remains a single Use Class C3 dwellinghouse, with the lower ground floor forming an ancillary annexe to be used by extended family members. The annexe shares the same access, parking area, and private amenity space as the host property, and does not function as a separate planning unit.

### 4.3 Operational Development

The operational development to be regularised includes:

- **Amended fenestration** to the lower ground floor extension;
- **Omission of the ground floor rear extension**, which was approved but not constructed;
- **Revised external staircase design**, now repositioned with an altered profile;
- **Amended treatment to the garage elevation**, reflecting as-built detail;
- **Reduced balcony size**, now more modest in scale and less prominent;
- **Insertion of a Juliette balcony** to the first-floor rear bay window, with an **obscure glazed balustrade**.

These works are minor in scale, visually coherent with the host dwelling, and do not materially alter the building's massing, height, or footprint.

#### 4.4 Ancillary or Associated Development

The application includes the internal use of the lower ground floor as a self-contained annexe intended for a family member associated with the future occupiers. The accommodation includes a bedroom, bathroom, kitchen/living area, and separate entrance, but shares all external infrastructure, parking, and amenity space. No subdivision of the dwelling is proposed, and no physical separation of curtilage or access has occurred or is proposed.

#### 4.5 Infrastructure and Servicing Proposals

The development makes use of existing domestic services and utility connections. Foul and surface water drainage continues via established systems. There are no changes to external hardstanding, and no additional connections, plant, or services are required as part of this proposal.

#### 4.6 Phasing or Implementation

The development has been substantially completed at the time of this application. No further phasing or implementation measures are proposed. This application has been made to regularise and retain as-built changes and to formally confirm the ancillary nature of the lower ground floor accommodation.

## 5.0 PLANNING POLICY AND LEGISLATION

### 5.1 Future Wales – The National Plan 2040

Future Wales: The National Plan 2040 is the Welsh Government's national development framework, providing a spatial strategy for sustainable growth, regeneration, and environmental resilience. It informs local policy preparation and is a material consideration in planning decisions. The following policies are relevant to the proposed community centre refurbishment:

- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

### 5.2 Planning Policy Wales (Edition 12, 2024)

Planning Policy Wales (PPW) Edition 12 outlines national planning policies, promoting sustainable development guided by placemaking principles and the Well-being of Future Generations (Wales) Act 2015. The following policy themes and chapters are specifically relevant to this application:

- Chapter 2 – People and Places: Achieving Well-being Through Placemaking
- Chapter 3 – Strategic and Spatial Choices
- Chapter 4 – Active and Social Places
- Chapter 6 – Distinctive and Natural Places

### 5.3 Newport Local Development Plan (LDP) 2011–2026

The adopted Newport Local Development Plan (2015) remains the statutory development plan for the area. The following policies are directly relevant:

- Policy SP1 – Sustainability
- Policy GP1 – Climate Change
- Policy GP2 – General Amenity
- Policy GP5 – Natural Environment
- Policy GP6 – Quality of Design
- Policy GP7 – Environmental Protection and Public Health
- Policy T4 – Parking

### 5.4 Other Material Considerations

The following supplementary planning guidance (SPG) and Technical Advice Notes (TANs) are also material considerations for this proposal:

- Newport City Council – Supplementary Planning Guidance (SPG): Design
- Technical Advice Note (TAN) 12: Design
- Technical Advice Note (TAN) 18: Transport

### 5.5 Relevant Legislation

This planning application is assessed against the framework set by the following key legislative provisions:

- Town and Country Planning Act 1990 (as amended)
- Planning (Wales) Act 2015
- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Planning and Compulsory Purchase Act 2004
- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- Equality Act 2010

## 6.0 MATERIAL CONSIDERATIONS

### 6.1 Principle of Development

The application seeks retrospective full planning permission for a series of external and internal alterations to a residential dwelling at 34 Tennyson Avenue, Newport. The property lies within the defined urban settlement boundary, where residential development is acceptable in principle subject to compliance with relevant policies of the Newport Local Development Plan (2011–2026).

Policy SP1 (Sustainability) sets out the overarching requirement for all development to contribute to sustainable outcomes, while Policy GP2 (General Amenity) and Policy GP6 (Quality of Design) seek to ensure that alterations to existing buildings respect local character and protect residential amenity. The site retains its established C3 residential use and does not involve a change of use or intensification beyond that of a typical family dwelling.

The development primarily involves operational alterations to the previously approved householder scheme (ref. 23/1049), including the omission of a previously approved ground floor extension and modifications to the external staircase, fenestration, and balcony design. These amendments do not materially affect the residential use of the property, and the principle of making design changes to an approved residential extension is capable of being supported where such changes do not give rise to harmful planning impacts.

Given the context of the site within a stable residential area, the absence of any policy conflict in land use terms, and the residential nature of the development, the proposal is acceptable in principle. The application falls to be determined on its detailed design merits and associated impacts, which are assessed in subsequent sections of this statement.

## 6.2 Design and Visual Amenity

Policy GP6 (Quality of Design) of the Newport Local Development Plan requires that all development demonstrates good design, integrates effectively with its surroundings, and maintains or enhances the character and appearance of the area. Policy SP18 (Urban Regeneration) further supports improvements to the built environment that contribute positively to Newport's urban fabric.

The application proposes several minor design amendments to the previously approved householder extension (ref. 23/1049). These include the removal of a ground floor rear extension element, a revised external staircase position with timber privacy screening, amended window and door positions, and the replacement of glazed balustrades with a solid timber privacy screen on the first-floor rear balcony.

These revisions are modest in scale and do not introduce disproportionate or incongruous features when viewed from public or private vantage points. The use of timber screening softens the visual impact of the balcony and serves to reduce perceived overlooking. The revised external materials are consistent with domestic vernacular and do not detract from the character of the host dwelling or the surrounding suburban context.

Due to the site's sloping topography, the rear elevation presents as three storeys, but this relationship was established and approved under the earlier permission. The proposed amendments do not

increase the bulk, scale, or massing of the development and retain a subservient relationship to the host dwelling. No harm to the visual amenity of the wider area is identified.

Accordingly, the proposed development is considered acceptable in design terms, complying fully with Policies GP6 and SP18 of the Newport LDP and relevant national guidance contained within Planning Policy Wales (Edition 12, 2024).

### 6.3 Impact on Residential Amenity

Policy GP2 (General Amenity) of the Newport Local Development Plan requires that development proposals should not result in unacceptable harm to the amenity of neighbouring occupiers through issues such as overbearing presence, loss of privacy, overshadowing, or general disturbance. The application site occupies an established residential plot within a suburban street of two-storey semi-detached dwellings. Due to the pronounced southward slope of the land, the dwelling presents as three storeys to the rear, with the basement level opening directly onto the rear garden. The previously approved development (ref. 23/1049) established this relationship and included a rear balcony and access staircase serving the upper floors.

The current application includes modest alterations to the original scheme, most notably the repositioning of the external staircase, adjustments to rear fenestration, and the installation of a timber privacy screen in place of the previously approved glazed balustrade. The privacy screen now wraps around the rear balcony and staircase landing, offering enhanced mitigation against any perceived overlooking of neighbouring gardens.

These amendments do not introduce new windows or openings that would materially increase overlooking or harm neighbour amenity. Nor do they increase the overall height or massing of the development. There is no material increase in overshadowing, nor is any loss of light anticipated beyond what was already permitted.

On this basis, and given the context of the previously approved scheme, the proposal is considered acceptable in residential amenity terms and compliant with Policy GP2 of the Newport LDP and associated national guidance in Planning Policy Wales (Edition 12, 2024).

### 6.4 Highways and Parking

Policy T4 (Parking) of the Newport Local Development Plan requires developments to demonstrate adequate access and parking arrangements that safeguard highway safety and function. Proposals must comply with adopted parking standards and avoid introducing unacceptable traffic impacts.

The property is located on Tennyson Road, a residential street within a well-connected part of east Newport. The dwelling benefits from an existing dropped kerb and off-street parking provision, which will be retained as part of the current proposal. There are no changes proposed to the site's vehicular or pedestrian access arrangements.

The application seeks to regularise operational changes already made to the building, including alterations to the rear extension, staircase, and internal layout. The revised configuration introduces a self-contained annexe at lower ground floor level, which will function on an ancillary basis to the main dwelling. This arrangement is specifically intended to support extended family living, rather than create a wholly independent residential unit.

As such, there will be no material increase in traffic generation, nor is there a requirement for additional car parking provision. The annexe and main dwelling will share existing parking and access, reinforcing its ancillary function.

No changes are proposed to visibility splays, parking geometry, or servicing arrangements. The proposed development will not result in any obstruction to highway users, nor will it intensify demand for on-street parking.

In conclusion, the development maintains existing, acceptable access and parking arrangements, is not expected to increase traffic or parking pressure, and does not pose any highway safety concerns. The proposal fully accords with Policy T4 of the Newport Local Development Plan and relevant guidance set out in Planning Policy Wales (Edition 12, 2024).

## 6.5 Ecology and Biodiversity

Policy GP5 (Natural Environment) of the Newport Local Development Plan requires development proposals to preserve and, where appropriate, enhance biodiversity and ecological networks. Proposals should demonstrate that no unacceptable harm will arise to protected species or existing natural features.

The application site comprises a mid-terrace residential property and associated domestic curtilage within an established urban environment. The site has been subject to recent building works, and the proposed development relates solely to the retention of operational alterations and the creation of an ancillary annexe within the lower ground floor. There are no undeveloped areas of ecological value within the red-line boundary.

No demolition, vegetation removal, or works to rooflines or external trees/hedges are proposed as part of this application. The external alterations have already been undertaken, and no impacts have

occurred to any potential habitat features, such as bird nesting areas or bat roosts. The property is not located within or adjacent to any designated ecological sites.

Furthermore, as part of the previously approved application (Ref: 23/1049), a biodiversity enhancement scheme was submitted and subsequently discharged under application 24/0132, demonstrating compliance with LDP Policy GP5 and Planning Policy Wales. These enhancements remain in place and continue to support ecological resilience on-site. The development has been designed with regard to Newport's Green Infrastructure SPG. All boundary vegetation is retained, and the site continues to function as private garden space supporting urban biodiversity.

Given the retrospective and ancillary nature of the development, and the absence of any new impacts on natural features, the proposal is considered to pose no risk to local biodiversity. It fully accords with Policy GP5 of the Newport LDP and supports the objectives of Chapter 6 of Planning Policy Wales (Edition 12, 2024) in promoting ecological protection and enhancement within the built environment.

## 6.7 Sustainability and Climate Change

Policy SP1 (Sustainability) and Policy GP1 (Climate Change) of the Newport Local Development Plan set out a clear expectation that all development should contribute positively to reducing greenhouse gas emissions, increasing energy efficiency, and enhancing climate resilience. These local objectives align closely with the national policy direction in Planning Policy Wales (Edition 12, 2024), which advocates for low-carbon design, resource efficiency, and on-site renewable energy where appropriate.

The proposed development represents a retrospective application for operational development already carried out at the property, together with the regularisation of the use of the lower ground floor as an ancillary annexe. While relatively modest in scale, the development demonstrates a clear commitment to improved energy performance and climate-conscious design.

Key measures already implemented include:

- New building fabric and insulation, offering enhanced thermal efficiency compared to the previously uninsulated envelope;
- Upgraded window and door units with improved airtightness and glazing standards, supporting reduced energy demand;
- Redesigned balcony and roof elements that optimise solar gain and limit thermal bridging.

Although no renewable energy systems (e.g. solar PV) are proposed within this application, the improved building fabric lays the foundation for future climate-responsive upgrades, such as the potential for low-carbon heating technologies or solar installations.

The use of the lower ground floor as an annexe is ancillary and domestic in nature. This avoids the need for a separate residential unit and promotes multi-generational living, which can reduce housing pressures and energy consumption per capita by sharing infrastructure and utility demand.

No additional hardstanding or drainage burden is created, and the existing boundary vegetation and sustainable urban location further enhance the development's low environmental footprint.

Overall, the scheme reflects good practice in delivering energy-conscious, resource-efficient design within an established residential context. It accords fully with Policies SP1 and GP1 of the Newport LDP, as well as the national direction set out in Future Wales – The National Plan 2040 and Planning Policy Wales (Edition 12).

## 6.8 Public Protection / Environmental Health

Policy GP7 (Environmental Protection and Public Health) of the Newport Local Development Plan requires that development proposals do not cause or exacerbate risks to health, safety, or general amenity. This includes consideration of noise, air quality, odour, contamination, and lighting. These principles are reinforced by Planning Policy Wales (Edition 12, 2024), which emphasises the importance of creating safe, healthy, and resilient environments.

The proposed development seeks retrospective permission for operational development already completed at the property, alongside formalising the use of the lower ground floor as an ancillary residential annexe. The works do not involve any new plant, external machinery, or ventilation systems, and no new intensification of the site's overall residential use is proposed. Accordingly, the development poses no increased risk to public health or environmental quality.

The alterations include upgraded building fabric with improved insulation and window glazing, which contribute positively to thermal and acoustic performance. These upgrades are expected to reduce outward sound transmission, benefitting neighbouring amenity. No external extraction, odour-producing activities, or commercial elements form part of the scheme.

The proposed use of the annexe is domestic and ancillary, with occupation by a family member associated with the main household. As such, no adverse amenity effects are expected in terms of noise, parking pressure, or cumulative intensity of use.

No land contamination risks are present, and there are no proposed works below ground that would warrant remediation. External lighting remains domestic in scale, with no introduction of floodlights, uplights, or commercial illumination.

In summary, the development is entirely compatible with its residential context, raises no issues relating to pollution or environmental health, and fully accords with Policy GP7 of the Newport LDP and the wider objectives of PPW Edition 12.

## 6.9 Economic and Social Impact

Policy SP18 (Urban Regeneration) of the Newport Local Development Plan supports development that contributes positively to the economic and social regeneration of the city, particularly within established residential areas. National planning policy, as set out in Planning Policy Wales (Edition 12, 2024), also encourages development that enhances local well-being, housing flexibility, and community resilience (notably Chapter 4: Active and Social Places).

The proposed development regularises a series of physical alterations to the existing dwelling and seeks consent for the use of the lower ground floor as an ancillary annexe. The annexe is not a separate planning unit but is intended to accommodate a family member (the sister-in-law of the prospective purchaser), thereby supporting multi-generational living within a single household.

This arrangement offers several social benefits, including:

- Enabling informal care and support between family members;
- Reducing reliance on external social or healthcare services;
- Supporting housing affordability and flexibility over time.

The accommodation is fully self-contained in terms of facilities but remains functionally linked to the host property, with no subdivision or separate curtilage proposed. This ensures that the social integration of the household is retained while allowing for autonomy of living arrangements. Such configurations are increasingly recognised as part of a resilient and inclusive housing offer in line with evolving demographic needs.

While the development does not generate direct economic outputs, it supports indirect economic and social outcomes through more efficient use of existing housing stock and enhanced housing choice within established neighbourhoods.

In this context, the development is considered wholly acceptable in economic and social terms. It complies with Policy SP18 of the Newport LDP and aligns with the wider objectives of Planning Policy Wales (Edition 12, 2024) to promote resilient communities, adaptable housing, and urban regeneration.

## 6.10 Other Material Considerations

There are no outstanding site-specific constraints, planning obligations, or fallback positions that materially affect the determination of this application beyond those already assessed in this Planning

Statement. The site does not lie within a conservation area, nor is it subject to any statutory environmental designations, Article 4 Directions, or listed building protections.

The current application seeks to regularise as-built operational development that has deviated from a previously approved scheme (LPA Ref: 23/1049), including minor amendments to fenestration, balcony configuration, and external access arrangements. A recent Non-Material Amendment application (LPA Ref: 25/0352) seeking to update the approved plans was refused on procedural grounds, not on the basis of any design or amenity objection. This confirms that while the correct application route is now a full planning application, the substantive planning merits of the amended scheme remain acceptable in principle.

There are no unresolved enforcement matters or legal notices associated with the site, and the proposal raises no novel or exceptional issues that have not already been addressed within the preceding material considerations.

Accordingly, it is concluded that there are no further material considerations that would weigh against the grant of planning permission in this case. The development has been comprehensively assessed against all relevant environmental, amenity, policy, and procedural frameworks.

## **7.0 CONCLUSION**

### **7.1 Summary of Development**

This application seeks full planning permission to regularise minor as-built deviations from a previously approved householder extension at 34 Tennyson Road, Newport (LPA Ref: 23/1049). The development has already been carried out and comprises operational works including:

- Fenestration alterations to the approved lower ground floor rear extension;
- Removal of the unimplemented ground floor rear extension;
- Amendments to the design and positioning of the external staircase;
- Revisions to fenestration associated with the approved garage conversion;
- Reduction in the size of the balcony area;
- Addition of a Juliette balcony to the existing first-floor rear bay window, incorporating an obscure glazed balustrade.

The application is submitted on a retrospective basis to regularise the as-built scheme following the refusal of a Non-Material Amendment (LPA Ref: 25/0352), which was declined on procedural rather than substantive planning grounds.

### **7.2 Planning Balance**

The proposed development seeks retrospective planning permission to regularise minor amendments made during construction of an approved domestic extension (LPA Ref: 23/1049). The works

undertaken remain consistent with the spirit and scale of the originally approved scheme and do not result in any material harm to neighbouring amenity, the character of the host dwelling, or the surrounding residential area.

The revisions, which include fenestration alterations, omission of an unbuilt element, a reduced balcony footprint, and a modest Juliette balcony addition, are minor in nature and do not give rise to any unacceptable planning impacts. The external staircase remains subservient in design, and all alterations maintain a domestic scale and appearance in keeping with the site's residential context. There are no new or intensified uses introduced, and no additional built footprint beyond that previously approved. The as-built development remains within the curtilage of the property, avoids any adverse highway or access implications, and has no measurable impact on biodiversity, drainage, or public protection matters.

In accordance with Policy GP2 (General Amenity), GP6 (Quality of Design), and SP18 (Urban Regeneration) of the Newport Local Development Plan, and the sustainable development aims of Planning Policy Wales (Edition 12, 2024), the balance of planning considerations clearly supports the regularisation of the scheme as built.

The proposal is considered to represent an acceptable and proportionate form of domestic development, and full planning permission should be granted accordingly.

### 7.3 Conclusion

This Planning Statement has demonstrated that the proposed retrospective amendments to the previously approved householder development at 34 Tennyson Avenue are acceptable in planning terms. The application regularises modest external changes, including revised fenestration, a repositioned external staircase, a reduced balcony area, and the addition of a Juliette balcony with an obscure glazed balustrade.

The development remains wholly domestic in nature and does not intensify the use of the property. The alterations do not materially increase the scale or massing of the building and have been designed to minimise any adverse impact on neighbouring amenity, privacy, or visual character. In particular, the installation of a timber privacy screen to the rear elevation offers an enhanced level of mitigation compared to the originally approved scheme.

The proposal complies with the aims of the Newport Local Development Plan, including Policies GP2, GP6, and SP1, and aligns with the national planning objectives set out in Planning Policy Wales (Edition 12), which promote sustainable design, placemaking, and residential quality.

In the absence of any identified harm or policy conflict, and having regard to the site context and planning history, the proposal represents a proportionate and policy-compliant development. It is respectfully requested that planning permission be granted accordingly.

#### 7.4 Recommended Planning Conditions

If Newport City Council is minded to grant planning permission, it is recommended that a limited number of planning conditions be imposed to ensure the development is implemented appropriately. The following conditions are considered necessary, reasonable, and compliant with the tests set out in Welsh Government Circular WGC 016/2014 on the use of planning conditions in development management:

**1. Time Limit for Commencement**

*The development hereby permitted shall begin no later than five years from the date of this permission.*

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended), and to ensure that the development is implemented within a reasonable timescale.

**2. Approved Plans**

*The development shall be carried out strictly in accordance with the following approved plans:*

- Site Location Plan (Drawing Ref: NWP-0352-LOC-09052025)
- Existing Plans and Elevations (Drawing Ref: NWP-0352-EXIST-04062025)
- Proposed Plans and Elevations (Drawing Ref: NWP-0352-PROP-04062025)

**Reason:** To define the permission and ensure the development is carried out in accordance with the approved details.

**3. Privacy Screen – Compliance Condition**

*The privacy screens to the east and west sides of the approved rear balcony, as shown on Drawing Ref: NWP-0352-PROP-04062025, shall be installed to a minimum height of 1.8 metres above balcony floor level prior to first use of the balcony and retained in that condition thereafter.*

**Reason:** To safeguard the privacy of adjacent occupiers in accordance with Policy GP2 of the Newport Local Development Plan 2011–2026.

**4. Biodiversity Enhancement – Compliance Condition**

*The biodiversity enhancements, as shown on Drawing Ref: NWP-0352-PROP-04062025 (including bat box/bird box installations), shall be implemented prior to the substantial completion of the development and retained thereafter for the lifetime of the development.*

**Reason:** To ensure a net benefit to biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011–2026 and Policy 9 of Future Wales.

**5. Ancillary Use of Annexe**

*The basement-level annexe accommodation hereby approved shall remain ancillary to the residential use of the main dwellinghouse at 34 Tennyson Avenue, Newport, NP19 8HL, and shall not be occupied, sold, leased, or otherwise disposed of as a separate unit of residential accommodation. The property shall not be subdivided to form more than one planning unit unless otherwise agreed in writing by the Local Planning Authority through the grant of planning permission.*

**Reason:** To ensure the annexe remains ancillary to the main dwelling in the interests of residential amenity and to prevent the creation of an additional independent dwelling without proper consideration of planning policy, in accordance with Policy GP2 of the Newport Local Development Plan 2011–2026.

**6. Restriction on Additional Openings**

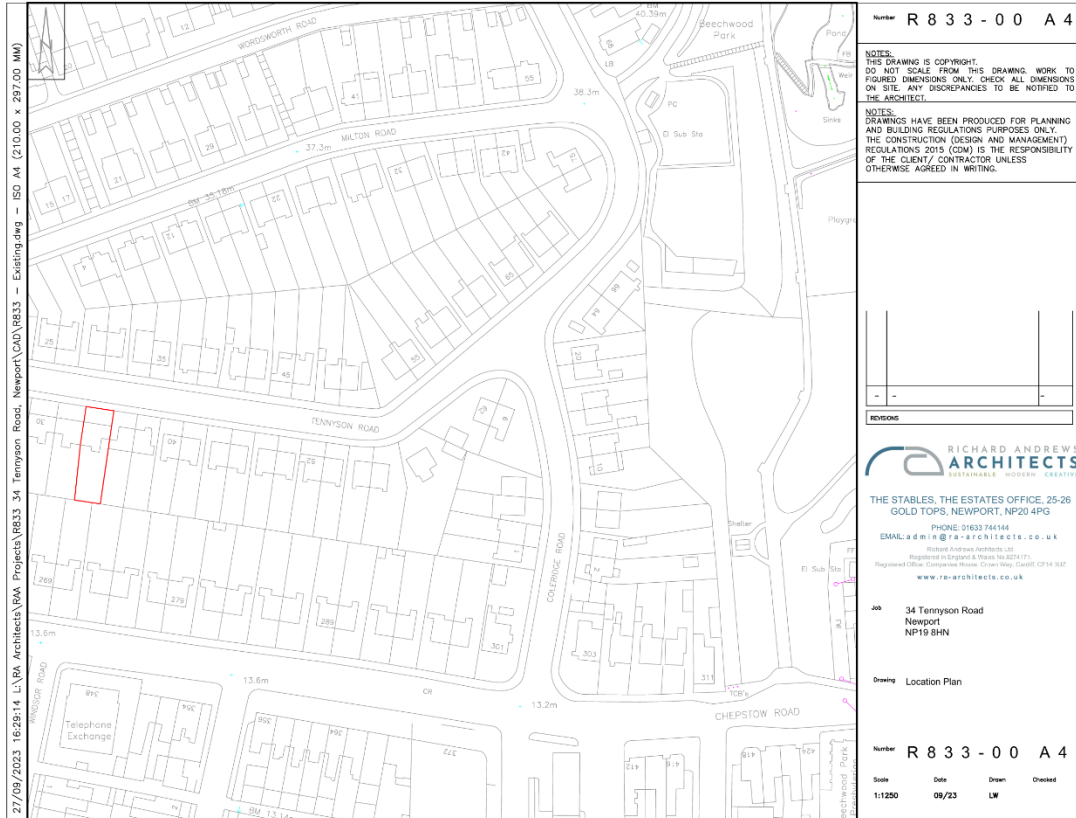
*No additional windows, doors, or other openings shall be inserted into the side elevations of the approved extensions (both ground and lower ground floor) other than those shown on the approved plans, without the prior written consent of the Local Planning Authority.*

**Reason:** To protect residential amenity and prevent overlooking, in accordance with Policy GP2 of the Newport Local Development Plan 2011–2026.

## APPENDICES

### Appendix A: Plans and Drawings

The OS Site Location Plan is titled "OS Site Location Plan" with reference NWP-0352-LOC-09052025, dated 09 May 2025.



The Existing Elevations, Roof Plans and Floorplans are set out in the drawing titled *"Existing Elevations, Roof Plans and Floorplans"*, with reference NWP-0352-EXIST-04062025, dated 04 June 2025.



The Proposed Elevations, Roof Plans and Floorplans are provided in the drawing titled *"Proposed Elevations, Roof Plans and Floorplans"*, with reference NWP-0352-PROP-04062025, also dated 04 June 2025.



All plans are submitted for approval and should be read in conjunction with the Planning Statement and Covering Letter forming part of this full planning application.

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