

Delegated Decision Report

Application No:	26/0081	Statutory Period Expires:	8th April 2026
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Site:	<i>Ysgol Gymraeg Bro Teyrnnon, Brynglas Drive, Newport, South Wales NP20 5QS</i>		
Proposal:	EXTENSION TO THE FRONT OF THE SCHOOL		
Applicant:	<i>L. Campbell</i>		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site forms part of the wider school building and grounds. The extension would enlarge the existing Head Teacher's office at the front of the building adjacent to the building entrance. The school sits adjacent to Brynglas Drive. It is set back from the highway with residential properties opposite.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed extension would be single storey in height and would have a flat roof to match the host building. It would measure 2.6m in height, 4.3m in depth and 4.7m in width. It would infill an existing partial recess. In terms of fenestration a window is proposed to the front elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
14/0687	SINGLE STOREY EXTENSION TO REAR OF SCHOOL INCORPORATING A NEW CANOPY TOGETHER WITH REPLACEMENT WINDOWS AND NEW FELT ROOF	GRANTED WITH CONDITIONS	3/09/2014
16/0374	PROVISION OF TEMPORARY TWO STOREY MODULAR CLASSROOM BLOCK AND PROVISION OF PERMANENT ADDITIONAL ACCESS AND ON SITE CAR PARKING	GRANTED WITH CONDITIONS	6/07/2016
17/0072	PROVISION OF TEMPORARY TWO STOREY MODULAR CLASSROOM	GRANTED WITH CONDITIONS	05/04/2017
18/0305	ERECTION OF BOUNDARY FENCE AND GATES	GRANTED WITH CONDITIONS	08/08/2018
18/0664	INSTALLATION OF 2NO. CANOPIES	GRANTED WITH CONDITIONS	05/09/2018

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 SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

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.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

WILDLIFE AND DEVELOPMENT 2025

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24/02/2026, Site Notice was put up on 27/02/2026.

7.1 NEIGHBOURS: No response received.

8. ASSESSMENT

8.1 **Principle of Development:**

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. The proposals would not result in the loss of protected playing fields.

8.2 Visual Amenity / Character and Appearance;

Whilst the extension is to the front of the building, the scale of the extension is small relative to the size of the overall school building and the proposed extension would not be a dominant feature in the street scene. The flat roof design is in keeping with the host building and the proposals are not considered to result in an adverse impact in terms of visual amenity.

8.3 Residential Amenity:

As previously noted, there are residential dwellings opposite the site. A distance of over 35m would be maintained between the extension and the nearest neighbouring dwelling. The proposals would increase the size of the Head Teacher's office and would not result in an adverse impact in terms of neighbouring privacy and amenity.

8.4 Movement:

It is not proposed to alter current pedestrian or vehicular access arrangements. The proposed extension will not result in any increase in vehicle or pedestrian numbers or movements.

8.5 Biodiversity:

The application does not include any biodiversity enhancement. Notwithstanding, no additional hardstanding areas are proposed. Subject to a suitably worded condition, the Council can ensure that proportionate biodiversity enhancement is provided.

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 development is considered acceptable and will not result in an adverse visual impact to the character of the host building or the street scene.
- 10.2 The proposals will not result in an adverse impact to neighbouring amenity.
- 10.3 Suitable biodiversity enhancement can be secured by condition.
- 10.4 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: NPS-DRA-(**)0006P1, NPS-DRA-(**)008P1, NPS-DRA-(**)007P1, NPS-DRA-(**)010P1,

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

Pre –first use conditions

02 Prior to the first use of the development hereby approved, biodiversity enhancement shall be provided in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority. The bio-diversity enhancement shall thereafter be retained for the lifetime of the development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 The external surfaces of the development as hereby permitted shall only be of materials to match those of the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: NPS-DR-A-(**)002 P1, NPS-DRA-(**)0006P1, NPS-DRA-(**)008P1, NPS-DRA-(**)007P1, NPS-DR-A-(**)009P1, NPS-DR-A-(**)005P1, NPS-DR-A-(**)004P1, NPS-DRA-(**)003P1, NPS-DR-A-(**)001A, NPS-DRA-(**)001 P1.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP5 and GP6 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.