



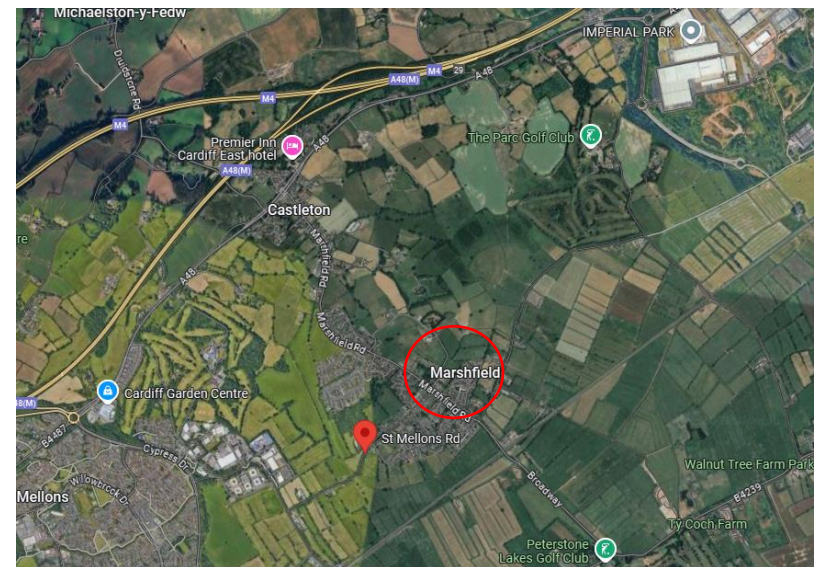
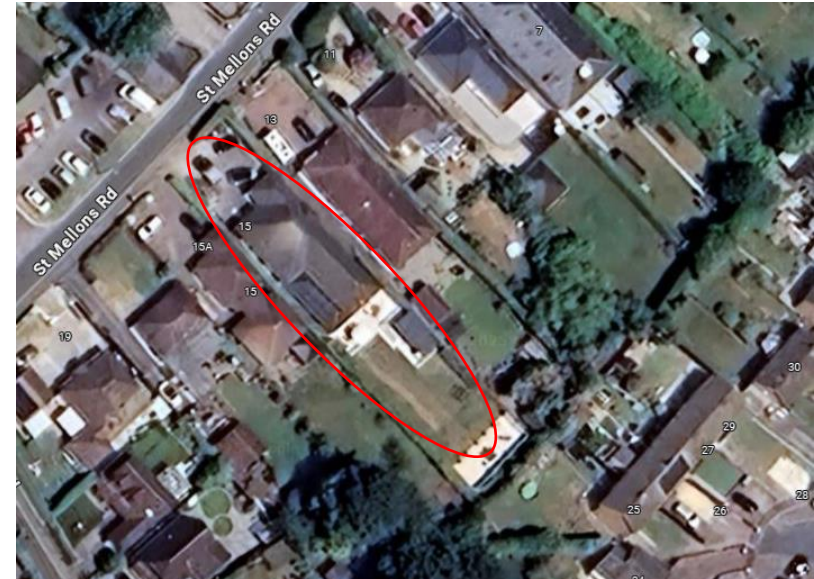
Proposed porch extension and front boundary wall, vehicle and pedestrian gates

15 St Mellons Road, Marshfield

Supporting Statement | February 2025

1. Introduction

- 1.1 The application site is a detached bungalow situated on the southern side of St Mellons Road, Marshfield, northwest of its junction with Wellfield Road.
- 1.2 St Mellons Road is a well trafficked road which links Marshfield with the St Mellons Business Park to the west which in turns links with Cypress Drive as the eastern edge of the Cardiff urban area.
- 1.3 As the attached aerial photographs and site photographs confirms, the northwest end of Marshfield Road which affords access to the application site has a single footpath and is subject to parking restrictions prevent on-street parking from its junction with Marshfield Road to Wellfield Road.
- 1.4 The extent and character of the existing property and its relationship with the wider curtilage and the adjacent properties is evident on the attached site plan, aerial and site record photographs.



2. Planning History

2.1 The following applications relate specifically to the application site.

04/1012 Single storey garage extension to front of property. Granted 10.09.2004

15/0558 Demolition of single storey conservatory / replacement single storey side extension. Granted 02.07.2015

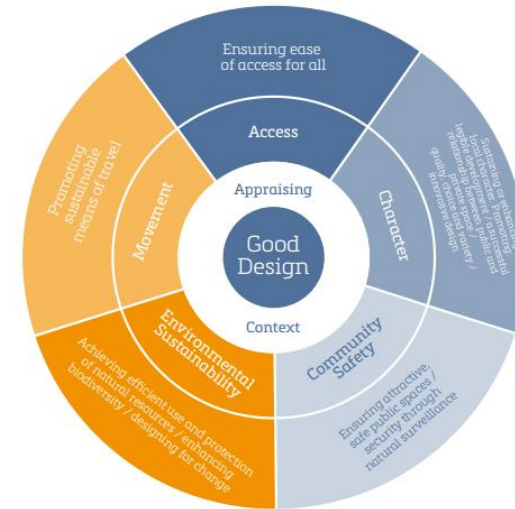


3. Planning Policy

National Planning Policy

National Policy

- 3.1 PPW and the National Development Framework (published as **Future Wales – the National Plan 2040**) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 3.2 **Planning Policy Wales (PPW Edition 12) February 2024** sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 3.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 3.4 Section 2 seeks to achieve the creation of sustainable places and improve the well-being of communities.
- 3.5 Section 3 promotes good design as fundamental to creating sustainable places where people want to live, work and socialise.
- 3.6 The objectives of good design can be summarised into 5 key aspects illustrated on the attached figure and related text.



Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.'

With regard to environmental sustainability, PPW states 'Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.' Wherever possible, PPW encourages the use of brownfield sites in preference to greenfield sites where it is suitable for development

3.7 Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales

3.8 The guidance sets out the Assembly's objectives for good design, namely:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel.

Local Planning Policy

3.9 The current Development Plan comprises the Adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

3.10 Policies relevant to the determination of this application are:

GP1 General Development Principles – Climate Change
GP2 General Development Principles – General Amenity
GP4 General Development Principles – Highways & Accessibility
GP5 General Development Principles – Natural Environment
GP6 General Development Principles – Quality of Design
CE6 – Archaeology

3.11 Supplementary Planning Guidance adopted by the City Council which supplement Development Plan policies are also 'material considerations' to the determination of planning applications.

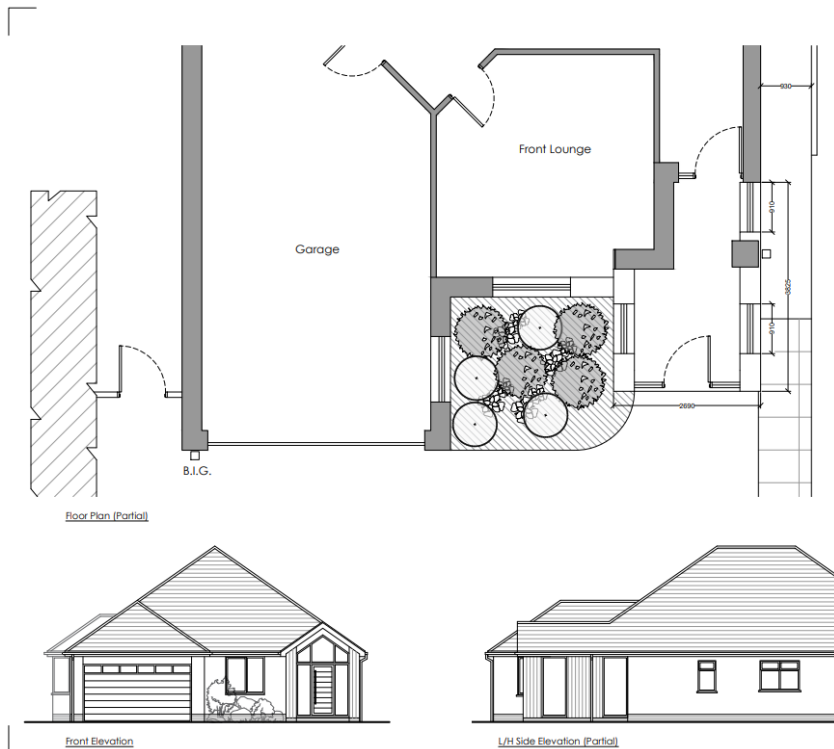
3.12 Guidance in respect of the proposal is provided by *SPG House extensions and Domestic Outbuildings Feb 2019 Draft*



4. Proposal

4.1 The application comprises 2 elements, namely:

- Construction of an entrance porch to the front elevation
- Construction of a new boundary wall, pillars, vehicle and pedestrian gates

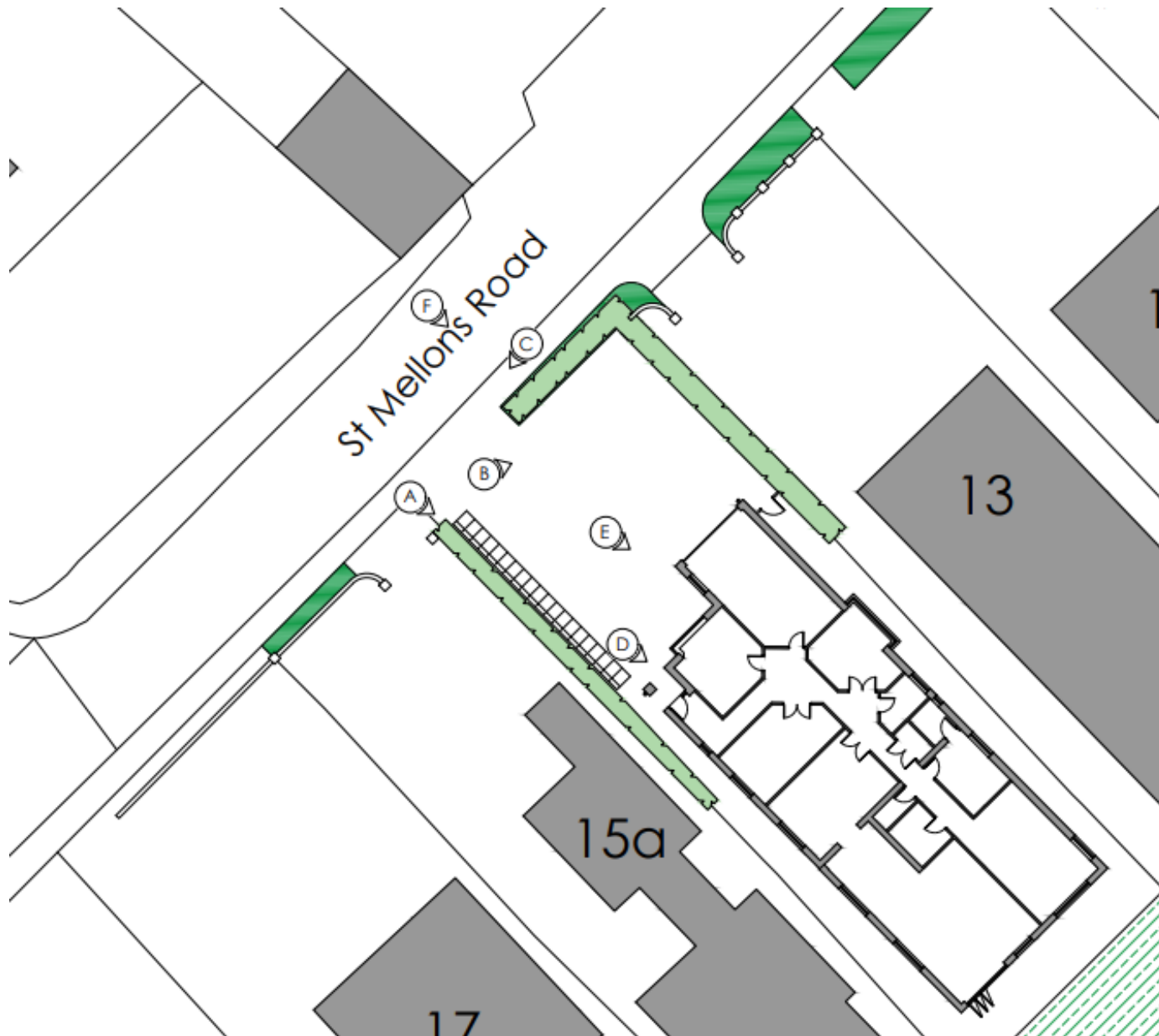


Porch

- 4.2 As the submitted drawings confirm, the proposed porch is a contemporary design with timber cladding to the external elevations and matching tiled roof. The porch doesn't extend beyond the existing building line of the application property or the adjacent property.

New boundary wall, pillars and gates

- 4.3 As previously confirmed, the application site and adjacent properties are subject to parking restrictions prohibiting parking outside their properties.
- 4.4 Pedestrian access to the property from St Mellons Road is limited to a single narrow pavement on the southern side of St Mellons Road.
- 4.5 Efforts to enhance pedestrian and vehicular access to properties on the southern side of St Mellons Road and improve visibility for vehicles leaving these properties is clearly evident in the attached site photographs.

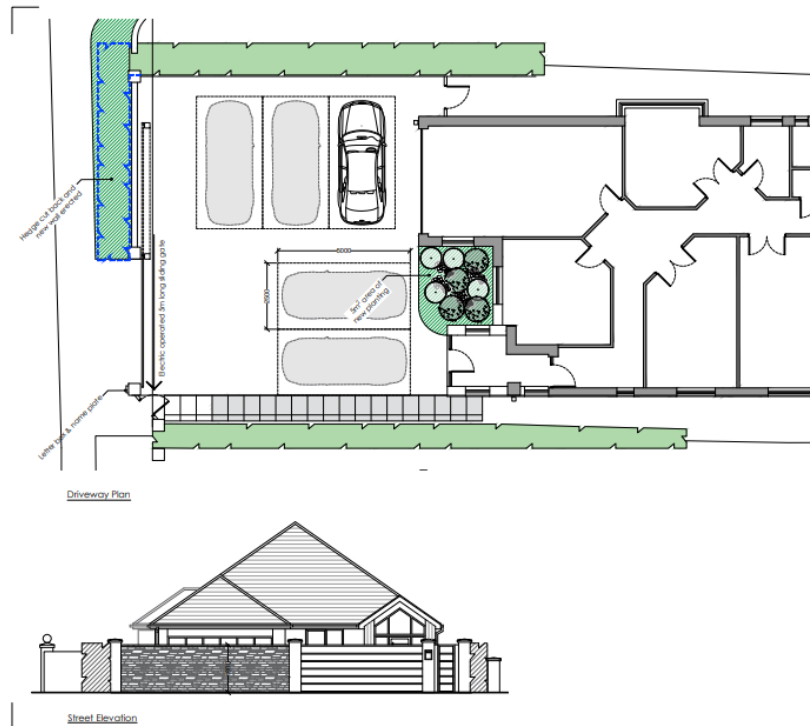




See AL(90)02 for corresponding photograph locations

15 St Mellons Road, Marshfield		Job No. 23_047	Date 23/01/2025
Photograph Sheet		Scale	
January 2025		Scale	
 Architects Environmental & Urban design		Town planners Urban design	

- 4.6 As record photographs confirm, properties on the southern side of St Mellons Road (3 – 13) have set their boundaries back from the original back of pavement to provide enhanced visibility for vehicles / pedestrians entering and leaving their properties.
- 4.7 Photographs 1 and 2 confirm the available visibility at the centre of the application site entrance at 1.8 m from the curb edge to the southwest, where the site boundary walls are set back from the original narrow footpath, full visibility beyond the junction of St Mellons Road with Wellfield Road is available.
- 4.8 To the northeast, the hedgerow limits visibility of on-coming cars and pedestrians to the length of the application boundary
- 4.9 To enhance visibility to the northwest, the proposal seeks to remove the hedgerow and construct a new boundary wall aligning with the boundary wall to the adjacent property at 13 St Mellons Road.



- 4.10 To maintain the green image along the southern site of St Mellons Road, the area between the proposed boundary wall and the tarmacadam footway would be maintained as a grass verge in a similar fashion to properties to the northwest seen in photographs 3 – 11.
- 4.11 Whilst the established hedgerow along the shared boundaries with 13 and 15A St Mellons Road would be retained, compensatory new planting is proposed with the application site as detailed on the submitted proposed site plan and submitted Green Infrastructure Statement.



Archaeology

- 4.12 As the consultation response from Glamorgan Gwent Archaeological Trust dated 15th July 2015 confirms *the Historic Environment Record notes no recorded archaeological features within the area of the proposed development itself. The area is located within*

the village of Marshfield, parts of which lie in the interface between the alluvial and solid geology and have archaeological potential. Archaeological evaluation on nearby sites, such as Blacktown, has shown that in the vicinity there are medieval and post0medieval remains, however, given that the proposed development is on ground that has already been disturbed, it is unlikely that the archaeological resource would be adversely affected by the continuance of the work.

- 4.13 Accordingly, the Archaeological Advisors raised no archaeological objection to the proposed development at 15 St Mellons Road, Marshfield.



01



02



03



04



05



06



07



08



09



10



11



12

See AL[90]01 for corresponding photograph locations:

15 St Mellons Road, Marshfield		Grid Ref: 29 047
		Map Ref: AL(100)01
Title Photograph Sheet		
Date January 2025	Author	Scale
 CJ Architects - Town planners Environmental & Urban design		
Unit 15, Parkway Business Park Marshfield Road, Marshfield, Glos GL10 3LH		

5. Conclusion

- 5.1 The proposals are considered compatible in design and appearance to both the original property and adjacent properties and would not adversely affect the amenity of adjacent properties or highway safety. Accordingly, the proposal is considered to accord with relevant Local Plan policies.







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