

Delegated Decision Report

Application No:	25/0595	Statutory Period Expires:	19th September 2025
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Site:	6 The Uplands Rogerstone Newport NP10 9FA		
Proposal:	REPLACE GARAGE WITH OUTBUILDING		
Applicant:	S Ingham		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a semi-detached property within the Rogerstone West ward. Residential dwellings within the vicinity typically hold a front gabled feature on the dwellinghouse, a front lawned area/driveway and some form of garage/outbuilding.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the removal of a single storey flat roof garage with single storey pitched roof outbuilding. 3no. roof lights are proposed on the roof plane facing into the hosts garden with bifold doors. There is also a double door to the rear and a single window. To the front there is a single doorway proposed. The outbuilding would provide ancillary accommodation to the existing dwellinghouse.

Existing
D: 4.8m
H: 2.2m
W: 5m

Proposed
D: 6.8m
H: 3.9m
W: 5m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
17/0495	CONSTRUCTION OF REAR EXTENSION TO PROVIDE KITCHEN, UTILITY AND SHOWER ROOM FOLLOWING DEMOLITION OF EXISTING WC EXTENSION. CONSTRUCTION OF PORCH TO FRONT ELEVATION	GC	15.09.2017

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 GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: Following the development, the site would still retain sufficient car parking and potential cycle storage. Access to the rear is not impeded. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30.07.2025.

7.1 5no. neighbours were consulted. No comments received.

7.2 Rogerstone Community Council: No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The proposed design would replace a flat roof garage with a pitched roof outbuilding. Given that there is a gabled feature to the front of the dwelling and the rear extension also contains a pitched roof, this amendment would appear sympathetic. Moreover, it appears that the neighbouring property also contains a pitched roof garage/outbuilding adjacent to the proposal site, and therefore, this design would not appear incongruous within the setting. Moreover, part of the building would be screened from the streetscene as below. Therefore, this would not appear prominent or bulky in this regard. Overall, due to its size, location and appearance, it is deemed acceptable.

8.3 Residential Amenity

- 8.3.1 When assessing the scale of the outbuilding, the impacts to neighbours should be considered. As forementioned, the neighbouring property at no.7 also have a garage/outbuilding located adjacent to the proposed outbuilding. From the plans provided it appears this outbuilding would be no taller than the adjacent properties garage, and also of a similar depth. Given this, it is concluded that the development would not hold an overbearing impact or result in an unacceptable impact upon the living conditions of the neighbouring occupiers.
- 8.3.2 Adequate amenity space is retained within the rear garden given the scale of the building and size of the rear amenity space in line with the House Extensions and Domestic Outbuildings SPG.

8.4 Movement

- 8.4.1 The House Extensions and Domestic Outbuilding SPG in paragraph 5.1.10 states, A house extension (or a domestic outbuilding) should preserve adequate off-street car parking within residential curtilages. The highways officer has been consulted on the application and states that the site would still retain sufficient car parking. Access to the rear is not impeded, and therefore cycle storage could be provided. There are therefore no highway related objections in line with the SPG and Policy GP4.

8.5 Biodiversity

- 8.5.1 PPW12 in paragraph 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given the scale of development a GI statement is not required in this instance, however, an enhancement scheme should be provided for all new development and is discussed next.
- 8.5.2 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. A sparrow box and bug box is proposed as part of the development. As such the proposal is currently compliant

with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015) given the scale of development.

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 Overall, it is considered that the proposed developments, scale, appearance, and location is deemed acceptable. There would not be an adverse impact on the neighbouring property or streetscene. Adequate parking and amenity space is retained. Therefore, the scheme is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Block Plan PP/005 Rev 0; Existing Floor Plan and Elevations PP/002 Rev 0; Outbuilding - Floor Plan and Elevations PP/004 Rev 0; Proposed Floor Plan and Elevations PP/003 Rev 0; Site Location Plan PP/001 Rev 0; Bio Diversity Statement; outbuilding materials PP/004 Rev 0.

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 The biodiversity enhancement scheme as shown on approved plan PP/003 Rev 0 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).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 were relevant to the determination of this application.

02 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.