

Delegated Decision Report

Application No:	25/0516	Statutory Period Expires:	9th October 2025
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Site:	Tynewydd 2 Lodge Hill Caerleon Newport NP18 3DA		
Proposal:	PROPOSED DETACHED GARAGE		
Applicant:	J M Griffiths		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Tynewydd is a two-storey detached dwelling located within the Caerleon ward, Newport. The site is within the defined settlement boundary as identified in the adopted Newport Local Development Plan 2011 – 2026 and as shown on the associated proposals map. The surrounding area is predominantly characterised by residential dwellings, although an express store is located to the east of the property.

2.2 The property is constructed at a lower level than the highway and forms the first dwelling along the Southern side of Lodge Hill. Due to the position of the property within the curtilage, a large portion of the garden extends to the east of the dwelling and can be seen from the highway. The property benefits from an existing vehicular access and multiple off-road parking spaces in the front garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 A detached garage is proposed, measuring 6.2m in width and 6.2m in depth. Due to the change in ground level, the garage would be situated on top of a concrete base (underbuild), measuring between 700mm and 1.3m in height. The garage would measure a maximum height of 3.7m, including the underbuild (measurement taken from the lowest ground level) and 2.5m above the ground level of the driveway. The external walls would be finished in smooth white render with a fibre glass roof. 2no white UPVC windows are proposed on the eastern (rear) elevation of the proposed garage and a black roller shutter door is proposed on the western (front) elevation. The garage would sit forward of the principal elevation to the east of the dwelling.

3.2 To accommodate the construction of the garage, an existing castor oil plant is to be removed. No compensatory planting is proposed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
15/0471	RETENTION OF RAISED HAMMERHEAD ON EXISTING LAWN AREA (INCLUDING SET OF STEPS) TO CREATE CAR TURNING AREA	GRANTED WITH CONDITIONS	06.09.2015
11/0940	CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION INCLUDING REMOVAL OF GARAGE DOORS AND INSTALLATION OF TWO NEW WINDOWS TO MATCH EXISTING	GRANTED WITH CONDITIONS	09.11.2011

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL

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 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 GP4 – Highways and Accessibility states that Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – 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 – 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 HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection.

No highway impact is anticipated, and we therefore offer no objections

6.2 SENIOR SCIENTIFIC OFFICER

No response received to date.

6.3 CAERLEON CIVIC SOCIETY

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent out on 04.07.2025.

- 7.1 NEIGHBOURS: 18no neighbours were consulted. No representations have been received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings SPG does not favour extensions/outbuildings situated to the front of properties and instead, advises that they are erected in a back garden and, if possible, out of public sight. Whilst the proposed garage would fail to accord with this guidance, it is understood why the garage must be sited in line with the existing vehicular access and there is no obvious street scene with an established building line, so the proposed garage is unlikely to appear conspicuous. Moreover, due to the topography of Lodge Hill, the land slopes from the west to the east, meaning that the garage would be situated at a lower level than the dwelling, again reducing its presence in the streetscene. As such, the garage would not appear dominant or overly obvious along Lodge Hill.

- 8.2 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). The proposed garage would not replicate the pitched roof of the host dwelling and would introduce a flat roof instead. While the design is not compliant with the SPG, it is acknowledged that similar flat roof designs can be observed at no.4 Lodge Hill, which boasts a near flat roof above the garage and front porch. Similar style garages can also be found further along Lodge Hill. In this case the flat roof and lower profile of the proposed building would help to reduce its impact on the streetscene in Lodge Hill and upon the garden areas of dwellings to the south east of the site.

- 8.3 In terms of materials, the proposed smooth white render would not match the rough textured render of the main house however it would be sympathetic to the adjacent properties which display a mix of smooth white render and red brick finishes. While it is not preferable that the materials are not harmonious with the host dwelling, it is considered that the roughcast render provides little aesthetic value for the property, and it is not sought to replicate this style of development. Therefore, on balance, it is considered that the proposed smooth white render finish would not cause significant harm to the character and appearance of the host property.

Residential Amenity:

- 8.4 The nearest affected properties to the south of the site would be Darew and Saint Cecilia which front Lodge Road and are downslope of the development site. The garage and sections of raised driveway would be immediately adjacent to the rear boundaries of these houses but would be sufficiently far from the rear elevations of these houses to have no significant impact on the dwellings themselves. However, there is potential for impacts on the adjacent garden areas. The proposed garage is of limited height and width so it is not anticipated that the garage would appear as an overly dominant structure elevated above the boundary fencing. It is acknowledged that there are trees in the rear garden of St Cecille which currently offer screening benefits however these are not permanent features and could be removed at any time by the occupiers, so little weight has been given to the mitigation offered by this. Nevertheless, it is considered that the proposed outbuilding would not have an unacceptable overbearing impact on neighbouring properties in part due to its flat roof and limited height being no higher than 3.7m. Since the proposed garage is to the north of the affected gardens there would be minimal impact on light received and little shading effect on those garden areas.
- 8.5 The southern boundary is currently occupied by vegetation. The raised driveway and detached garage would protrude within 800mm of the boundary, meaning that some partial vegetation would be removed, including a castor oil plant and some low-quality shrubbery. Nevertheless, given the characteristics of the gardens to the south and the abundance of

outbuildings along the shared boundaries, it is unlikely that the removal of this vegetation would harm the amenity of the properties downslope of the development on Lodge Road.

- 8.6 In terms of privacy, 1no garage door is proposed on the western (front) and 2no single pane windows are proposed on the eastern (rear) elevation of the outbuilding. The windows would provide views toward the host dwelling and would not provide any unacceptable views into/towards neighbouring houses or gardens. Therefore, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

Highways Safety:

- 8.7 The proposal would result in the creation of 1no additional off-road parking space. The site already benefits from multiple off-road spaces and as such, has an existing access from Lodge Hill. Therefore, no highway related impacts are anticipated, and the Council's Highways Officer has not offered any objection.

8.8 **Biodiversity:**

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. An existing Castor Oil Plant is to be removed however no compensatory planting or ecological enhancement is proposed as part of the development. Nevertheless, it is considered that given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 development would not harm the visual or residential amenity of Lodge Hill. A condition will be added to ensure a biodiversity enhancement scheme is proposed to compensate for the loss of a Castor Oil Plant. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

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

- DRG.01 – Revised Site Location Plan
- DRG.04A – Revised Garage Floor Plan and Elevations
- DRG.05A – Revised Proposed Site Plan
- DRG.06A – Revised Proposed Section Plan

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 No window or door openings shall be formed in the northern (side) elevation of the outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: DRG.01 – Revised Site Location Plan, DRG.02 – Revised Existing Site Plan, DRG.03 – Revised Existing Section Plan, DRG.04A – Revised Garage Floor Plan and Elevations, DRG.05A – Revised Proposed Site Plan, DRG.06A – Revised Proposed Section Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, 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.