

Delegated Decision Report

Application No:	25/0172	Statutory Period Expires:	3rd April 2025
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Site:	Heol Andrew Farm Bishton Road Bishton Newport NP18 2DZ		
Proposal:	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0042 SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS. AMENDMENTS INCLUDE CHANGES TO FENESTRATION AND INTERNAL LAYOUT		
Applicant:	R Thomas		
Type:	Non-Material Amendment	Ward:	Llanwern
Decision:	APPROVED AND CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to Heol Andrew Farm, Bishton Road, Bishton.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks a non material amendment to 24/0042 for a single storey extension and change of windows. The non material amendment seeks to amend the window in the south side elevation of the proposed extension to a set of French doors, the addition of a new en-suite bathroom to bedroom 1 and lobby area off the kitchen.

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
24/1049	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0042 SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS. AMENDMENTS INCLUDE CHANGES TO FENESTRATION, NEW ENSUITE TO BEDROOM 1, ADDITION OF AIR SOURCE HEAT PUMP AND ERECTION OF RETAINING WALL 1250MM HIGH	REFUSED
24/0042	SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS	GRANTED WITH CONDITIONS
23/0529	DOUBLE STOREY EXTENSION, INTERNAL ALTERATIONS, DEMOLISH GARAGE AND REBUILD LARGER GARAGE	GRANTED WITH CONDITIONS
22/0471	PROPOSED TWO STOREY EXTENSION, RETAINING WALL WITH STEPS AND DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF REPLACEMENT GARAGE	WITHDRAWN
95/0932	CERTIFICATE OF LAWFULNESS FOR PROPOSED REBUILDING OF END SECTION OF HOUSE	GRANTED
91/0665	DEMOLITION AND REBUILDING OF TWO STOREY SIDE EXTENSION	PLANNING PERMISSION NOT REQUIRED
91/0947	PROPOSED FRONT PORCH	PERMITTED DEVELOPMENT

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)

Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), SP5 (Countryside), H13 (Extensions to Dwellings in the Countryside) and CE6 (Archaeology) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application as is the Householder and Domestic Outbuildings Supplementary Planning Guidance (SPG) (January 2020).

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 In deciding whether or not the proposed changes are non-material, consideration should be given to the effect of the change. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The proposed changes to the fenestration in the south side elevation would not be visible from the surrounding properties and would have no impact on privacy or neighbouring amenity. The proposed doors would remain in keeping with the design of the existing fenestration and would have no adverse impact in terms of visual amenity. Similarly, the addition of an en-suite to bedroom one and a lobby to the kitchen area are internal changes and would not cause any adverse impact. These changes are not considered to cause an impact which is different to the original approval and the proposal would be visually acceptable. No third party would be disadvantaged in planning terms and there would be no conflict with local or national development plan policies.

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 proposal is considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. DECISION

APPROVED AND CONDITIONS

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

- MH-9856 - Proposed Site Plan Heol Andrew Farm
- MH-9857 Rev D - Proposed Layout Heol Andrew Farm

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

NOTE TO APPLICANT

01 This decision relates to plan no.s:

- MH-9856 - Proposed Site Plan Heol Andrew Farm
- MH-9857 Rev D - Proposed Layout Heol Andrew Farm

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and CE7 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.