

Delegated Decision Report

Application No:	26/0598	Statutory Period Expires:	25th September 2026
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Site:	3 Castleton Gardens Cardiff South Wales CF3 2WD		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 25/0385 CONVERSION OF GARAGE LOFT SPACE TO CREATE ANNEXE. AMENDMENTS INCLUDE RAISING ROOF HEIGHT		
Applicant:	M Ross		
Type:	Renewals and Variation of Conditions	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The original application at the host site was granted with conditions under: 25/0385 CONVERSION OF GARAGE LOFT SPACE TO CREATE ANNEXE

2. SITE LOCATION AND CONTEXT

- 2.1 3 Castleton Gardens is a two storey, detached dwelling located in the Tredegar Park and Marshfield ward. To the east of the dwelling is a detached garage. To the rear of the site, the application site borders the countryside and green belt.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to convert the loft space in the detached garage to allow for a habitable space. It is proposed to erect a metal staircase leading to a door on the south, east elevation. Additionally, three solar panels would be installed on the south, west elevation.
- 3.2 Internally, the open plan living space and shower room would measure 19.14m². The maximum height of the loft would be 3m.
- 3.3 The main differences between this s73 application and the originally approved application is the increase in ridge height of the garage and the insertion of a window in the front elevation.
- 3.4 Under 25/0385 the overall height of the garage was approved at 5.2m (no change from original garage height). Under 26/0598, the proposed height of the garage is 5.8m.

4. RELEVANT SITE HISTORY

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25/0385	CONVERSION OF GARAGE LOFT SPACE TO CREATE ANNEXE	GC	17.07.2025
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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)

Policy H7 (Annexes to Residential Dwelling)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The House Extensions and Domestic Outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No comments received.

6.2 Local Highways Authority: The application seeks to improve the accommodation, but does not change the area, room numbers or use types. As such there are no highway related impacts anticipated and no objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 07/08/2026, Site Notice was put up on 14/08/2026.

7.1 4no. neighbours were consulted. No comments received to date.

7.2 Marshfield Community Council: No comments received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The principle of development relating to the conversion of the garage as use as an ancillary annex has already been granted under 25/0385.
- 8.1.2 The proposal seeks approval for a modest increase in the overall ridge height of 600mm and the insertion of a window at first floor in the front elevation.

The revised proposal retains:

- the same footprint;
- identical use as an ancillary annexe;
- the external staircase;
- external materials;
- roof pitch;
- overall design;
- relationship with neighbouring properties.

- 8.1.3 The sole purpose of the amendment is to improve internal headroom and provide accommodation that can comfortably comply with modern Building Regulation standards and provide a practical living environment.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 In terms of design, the proposal would retain the previously approved external door and staircase on the south-east elevation serving the rear garden, and these alterations remain acceptable. The proposed solar panels and rooflights are also considered appropriate and would not adversely affect the character of the building. In addition, the introduction of a first-floor window within the front elevation above the garage door would help to break up the expanse of brickwork created by the increased ridge height, providing greater visual interest to the elevation. It is also noted that a comparable garage serving No. 301 Marshfield Road faces into Castleton Gardens. As such, the proposed design is considered acceptable.

301 Marshfield Road garage:



- 8.2.2 The overall ridge height is increasing by 600mm. It is not considered that this alteration would detrimentally harm the appearance of the area. The garage is set back from the main building line, and the increase would not appear over scaled or dominating in its set back location. As discussed above, the insertion of the window helps to break up the expanse of brickwork. Materials for the roof alteration and brickwork should match that of the original garage. This will be secured via condition to create a coherent and sympathetic form of development.

8.3 Residential Amenity

- 8.3.1 Policy GP2 states that development will be permitted if there will not be a significant adverse effect on local amenity, including in terms of noise disturbance, privacy, overbearing, light, odours and air quality. The Householder Extensions and Domestic Outbuildings SPG offers guidance on relationships with neighbouring properties in terms of privacy, daylight, perceived space, and visual amenity.
- 8.3.2 Under 25/0385, there were no issues anticipated from the conversion, and this is still deemed acceptable. However, the fundamental change here is the increase in ridge height, and the impact to neighbouring residential amenity should be assessed. The garage is set away from the neighbouring property, 2 Castleton Gardens, by approximately 10m and predominantly set back from the building line. Given the increase of the development height by 600mm, and the set away from the neighbouring property by 10m, it is not anticipated that this alteration would have a negative adverse impact to the neighbouring property. Therefore, this is deemed acceptable in line with Policy GP2.
- 8.3.3 The proposed front elevation window would provide outlook over Castleton Garden road, and towards the mature trees to the north-west of the site. In respect of No. 2 Castleton Gardens, which is positioned to the north-east and set forward of the garage, it is noted that the side elevation contains windows. However, having regard to the separation distance, relative positioning and orientation of the garage, it is not considered that the proposed window would result in direct or harmful overlooking of neighbouring windows or private amenity areas.

Views from garage area:



8.4 Movement

- 8.4.1 The highways officer states the application seeks to improve the accommodation, but does not change the area, room numbers or use types. As such there are no highway related impacts anticipated and no objections. The development site would retain parking on the ground floor and therefore, would be deemed acceptable in line with Policy GP4.

8.5 Biodiversity

- 8.5.1 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 bird box is proposed as part of the development. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). The Ecology Officer has not provided comment and the LPA take the view there are no objections.

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 principle of converting the garage to an ancillary annexe has already been established under planning permission 25/0385. The current application seeks only a modest increase in the approved ridge height of 600mm to improve internal headroom and ensure the accommodation can function effectively and the insertion of a first floor window in the front elevation. Given the limited nature of the amendment, it is not considered that the increased ridge height, nor addition of the window would result in harm to the character or appearance of the area, neighbouring residential amenity, highway safety, or biodiversity interests. Subject to conditions, the proposal is considered to accord with Policies GP2, GP4 and GP5 of the Newport Local Development Plan 2011-2026 and is recommended for approval.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan; Proposed elevations rev A-Layout1; Existing Elevations; Planning Statement

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 external surfaces of the garage conversion hereby permitted shall only be of materials to match those used in the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3 Castleton Gardens.

Reason: To ensure the building does not become an independent unit of residential accommodation.'

04 The proposed first floor window on the Northwest elevation of the garage hereby approved, shall only be of materials and colour to match those used in the existing dwellinghouse and retained thereafter.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

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, H7 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.