

Delegated Decision Report

Application No:	25/0657	Statutory Period Expires:	14th November 2025
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Site:	8 Buckingham Place Newport NP19 7SH		
Proposal:	ERECTION OF BOUNDARY WALL (RETROSPECTIVE)		
Applicant:	R Phillips		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The development has commenced, insofar as the erection of the front boundary wall, constructed from breezeblock. Render works and concrete capping have not yet been completed. Prior to the erection of the wall, the property benefitted from a dense mature green hedge along the front and side boundaries.

2. SITE LOCATION AND CONTEXT

- 2.1 8 Buckingham Place is a two-storey semi-detached dwelling located in the Beechwood ward. The property occupies a corner plot between Buckingham Place and Buckingham Crescent and the single-track access to Buckingham Place runs along the side boundary.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Retrospective planning permission is sought for the erection of blockwork wall along the front and side boundaries. Along the side boundary, 710mm of blockwork walling is proposed above the existing 1200mm wall, giving a total height of 1930mm. The 1930mm wall would connect to the existing 1930mm masonry wall along the rear boundary and terminate after a distance of 7.4m. Along the remainder of the side boundary and the front boundary, blockwork walling topped with concrete capping is proposed, reaching a maximum height of 1000mm. The existing 5650mm wide vehicular/pedestrian access and associated dropped kerb would be retained.
- 3.2 Although works have commenced insofar as the erection of the blockwork walls, the plans indicate that the walls will be rendered finish upon completion.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
11/0731	DEMOLITION OF EXISTING SIDE CONSERVATORY AND ERECTION OF REPLACEMENT SIDE CONSERVATORY	GRANTED	03.11.2011

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 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 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

Not supported

From a highway safety perspective, the proposed wall is an improvement over the previous arrangement as it allows more parking and turning space and improves vehicular inter-visibility.

Notwithstanding permitted development rules, Highways require a 2m-by-2m visibility splay above 600mm for the safety of pedestrians. Highways cannot therefore support the proposals but recognise some improvement in safety.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 05.09.2025.

7.1 NEIGHBOURS: 5no neighbours were consulted. No response received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

No.8 Buckingham Place occupies a corner plot between Buckingham Place and Buckingham Crescent, meaning the boundary treatment is highly visible when viewed from the highway. A low front boundary wall is typically not an uncommon feature for a residential curtilage, and several boundary treatments of a similar ilk can be observed throughout Buckingham Crescent.

8.2 The wall would reach up to 1930mm in height along the side boundary for a distance of 7.4m and would be directly adjacent to the highway, namely, the single-track lane connecting Buckingham Place to Buckingham Crescent. While it is acknowledged that a wall of this height can be excessive adjoining a highway, the wall has replaced a former mature hedge which reached above 2m in height. Furthermore, due to the established layout of no.8, the rear amenity space extends to the side, so it is understood that the wall is proposed to provide adequate privacy/security of the occupant's rear garden. The highway is a secondary road serving a small number of properties and the highest element of the proposed wall is of short length and will adjoin a wall of similar height that already extends perpendicular from the highway. In its current blockwork finish, the wall is rather jarring and unfinished but the applicants propose to render and cap it and in doing so will mitigate any adverse impact upon the street scene. A condition is necessary to ensure the wall is rendered and capped as proposed.

8.3 The property previously benefitted from a dense mature hedge along the side and front boundary. This hedge was removed prior to the application. It must be acknowledged that the removal of planted boundary treatment is not preferable. In this instance, biodiversity enhancements have been sought and agreed to compensate for the loss of the hedgerow.

8.4 **Residential Amenity:**

The boundary wall does not adversely impact neighbouring amenity by means of an overbearing effect, nor loss of light, given that the wall replaces a hedge which is larger in height and scale and does not adjoin a residential property.

8.5 The wall does not impact neighbouring properties by means of a loss of privacy. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 **Highways Safety:**

The Council's Highways Officer has noted that a 2m-by-2m visibility splay is required above 600mm for the safety of pedestrians. Based on the proposals, this cannot be achieved and the development cannot be supported by the Highways department. Nevertheless, it is recognised that the access is already established, and the proposed wall is an improvement over the previous arrangement as it allows more parking and turning space and improves vehicular intervisibility. Given the above, it is considered that the access/parking area is acceptable in this instance.

Biodiversity:

8.7 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. Landscaping details have been provided which specify the planting of holly bushes, magnolia, white hydrangeas and standard bay trees in the planters shown on the plans. Companion planting is also proposed through the summer months so tumbler tomatoes can be grown. The details provided are commensurate with the scheme and can be secured 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 Buckingham Place. A condition will be added to ensure the biodiversity enhancement scheme is implemented to compensate for the loss of a hedgerow and ensure that the wall is finished as proposed. 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.

- Site Location Plan
- Existing and Proposed Wall Boundary Elevations
- 551-P-01 - Proposed Site Plan
- Planning Statement
- Landscaping details

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 Within six months of the date of this decision the biodiversity enhancement scheme shall be implemented in accordance with the details set out in 'Landscaping details' and be retained as such thereafter 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).

03 The boundary wall hereby permitted shall be completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out below:

- i) within 5 months of the date of this decision the entirety of the outward/public face of the wall hereby approved shall be finished in render and the wall shall be topped with concrete capping as per approved details.
- ii) if an appeal is made in pursuance of (i) above, that appeal shall have been finally determined and the submitted appeal shall have been approved by the Welsh Ministers.

The wall shall be maintained as approved for the lifetime of development.

Reason: In the interests of safeguarding visual amenity, in accordance with LDP Policy GP2 and GP6.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing and Proposed Wall Boundary Elevations, 551-P-01 - Proposed Site Plan, 551-E-01 - Existing Site Plan, Proposed Block Plan, Planning Statement, 551 - Existing Block Plan, Landscaping details.

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.