

Delegated Decision Report

Application No:	25/0339	Statutory Period Expires:	4th July 2025
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Site:	<i>School House Michaelstone Road Michaelston-Y-Fedw Cardiff CF3 6XS</i>		
Proposal:	RAISED PATIO WITH GUARDING BALUSTRADE		
Applicant:	N Waskett		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 School House, Michaelston Road, is a 2no. storey, dwelling with basement located in the Tredegar Park and Marshfield ward. The adjoining property is the Michaelstone- Y-Fedw Village Hall.

2.2 The site is outside of the defined settlement boundaries as identified by the proposals map that accompanies the adopted Newport City Council Local Development Plan (LDP), therefore, for the purposes of planning the site is within an area of open countryside.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a ground floor patio off of the existing kitchen on the west elevation. This is above the external ground level due to the sloping site.

3.2 The proposed raised patio would measure 2.5m in depth, 4m in length, and would be 1.45m from the floor. The privacy screen will measure 1.08m.

3.3 The plans also propose for steel shutters, new glass doors in the same location as the existing opening, timber decking, and glass balustrading.

4. RELEVANT SITE HISTORY

None.

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 GP5 (Natural Environment)
Policy GP4 (Quality of Design)
Policy GP7 (Environmental Protection and Public Health)
Policy SP5 (Countryside)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS SPG

6. CONSULTATION RESPONSES

- 6.1 Landscape Officer: *No objection-
Negligible impact on landscape character or visual amenity.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.05.25 and a Site Notice was put up on 14.05.2025.

- 7.1 NEIGHBOURS: None.

- 7.2 COUNCILLORS: None.

- 7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

- 8.1 The proposed development seeks consent for a raised patio associated with an existing residential dwelling located in the Tredegar Park and Marshfield ward.

- 8.2 The application site is located to the west of the dwelling, therefore it would be partly visible to the public realm. However, the proposed patio would have a relatively limited area compared to the host dwelling and therefore would not appear as a visually prominent or incongruous feature that would be harmful to the character or amenity of area.

- 8.3 In terms of residential amenity, School House has no adjacent neighbouring properties to its west elevation, and therefore would not result in a harm to residential amenity by a loss of light, loss of privacy or overbearing impact. This accords with Policy GP2.

- 8.4 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 biodiversity enhancement has not been provided, however this has been conditioned below.

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 proposed development would not have an adverse appearance on the character of the area, or residential amenity, therefore it is considered that the development complies with GP2 and GP6, and is acceptable.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <2504-E-0002-A - Existing Floor Plan and Elevations, 2515-P-0003-B PROPOSED, 2515-E-0001-A-SITE LOCATION 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 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 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, GP5, GP6, GP7 and SP5 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.