

Delegated Decision Report

Application No:	25/0990	Statutory Period Expires:	10th April 2026
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Site:	43 Summerhill Avenue Newport NP19 8FQ		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 3 (SHED & CYCLE STORAGE) AND 4 (AIR CONDITIONING UNITS) OF 24/0287 SINGLE STOREY EXTENSIONS</i>		
Applicant:	L Tyler		
Type:	Discharge Conditions	Ward:	Victoria
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site operates as a veterinary clinic in a predominantly residential area.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge conditions 3 (Shed and Cycle Store) and 4 (Air Conditioning Units) of planning permission 24/0287 for the erection of single storey extensions.

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
00/0491	FIRST FLOOR EXTENSION TO PROVIDE ADMINISTRATION, STORAGE & STAFF FACILITIES	GRANTED WITH CONDITIONS
11/1051	RETENTION OF PORTABLE UNIT FOR USE BY EXISTING VETERINARY CLINIC	GRANTED WITH CONDITIONS
17/0548	TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS TO EXISTING BUILDING	GRANTED WITH CONDITIONS
19/0351	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/0548 FOR TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS TO EXISTING BUILDING TO REDUCE SCALE OF EXTENSION.	APPROVED WITH CONDITIONS
22/0665	TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS TO EXISTING BUILDING (RESUBMISSION OF 17/0548)	GRANTED WITH CONDITIONS
24/0287	SINGLE STOREY EXTENSIONS	GRANTED WITH CONDITIONS

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)

- SP1 (Sustainability)
- SP2 (Health)
- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

6. CONSULTATION RESPONSES

6.1 Environmental Health: No comments received.

6.2 Local Highways Authority: The bike store is stated to be for 4 bikes but is not big enough for this. Furthermore, there are no details of racks which need to be used by staff. Recommend no discharge.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 3 states

Prior to their siting/construction, full details of the shed and an enclosure to the cycle storage area to facilitate its long stay use by staff, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to first beneficial use of the development hereby approved.

Reason: In the interest of visual amenity and sustainability. Policies GP6 and SP1.

8.2 The Council's Highways Officer advised that the bike storage must be enclosed and secure, suitable for 'long stay.' The applicant has provided specification details for a 'centurion bike shed' for 4no bikes and the scale and siting of the shed is shown on the site plan. These details are considered sufficient to partially discharge the condition.

8.3 Condition 4 states

Prior to their operation, full technical, hours of use, appearance and maintenance details of the air conditioning units shown on the approved layout plan shall be submitted to and approved in writing by the Local Planning Authority. The units shall be installed and operated in accordance with the details approved for the lifetime of development.

Reason: In the interests of residential and visual amenity. Policy GP2.

8.4 Whilst Environmental Health haven't provided consultation comments, they did not request the condition, raising no objections to the full application. Site photos taken at the time, show air conditioning units existing at that time and therefore they are not new to the site. The applicant has provided the details requested by the condition – technical details, hours of use, appearance and maintenance. It is therefore considered that the conditions can be partially discharged.

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 information submitted is sufficient to partially discharge conditions 3 (Shed and Cycle Store) and 4 (Air Conditioning Units) of planning permission 24/0287.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Document Produced by Agrarian Ltd – Planning Application for Release of Planning Condition 4, Ecodan R32 Monobloc Air Source Heat Pump, R2 Series VRF Standard Efficiency (22.4-45kW), Location Plan Drawing No.AG18758-6543, Centurion Bike Shed and Detail Sheet 6 Proposed Bike Store Location, Plan & Elevations.

02 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.