

Delegated Decision Report

Application No:	25/0547	Statutory Period Expires:	12th September 2025
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Site:	72 Cefn Road Rogerstone Newport NP10 9AS		
Proposal:	PROPOSED DETACHED SINGLE GARAGE		
Applicant:	J Benning		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application is part retrospective as the works have commenced.

2. SITE LOCATION AND CONTEXT

- 2.1 72 Cefn Road is a two storey, detached dwelling, located in the Rogerstone North ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The garage is adjacent to the property entrance which is located on its side elevation. The area where the garage is sited is an existing driveway.

The proposed garage measures 3.2 meters in width, 10.2 meters in depth, and has a pitched roof measuring 3.7 meters in maximum height. The garage door would be facing the front elevation, and a door is proposed on the side elevation. It would be finished in matching materials to the existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
23/0909	TWO STOREY REAR EXTENSION	GRANTED WITH CONDITIONS
24/0406	CONVERSION OF GARAGE TO HABITABLE ROOM, FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS
24/0873	NON-MATERIAL AMENDMENT APPLICATION RELATING TO PLANNING PERMISSION 24/0406 FOR THE CONVERSION OF GARAGE TO HABITABLE ROOM, FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION, AMENDEMNENTS RELATE TO FRONT WINDOW ARRANGMENTS	APPROVED

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

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)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection- The application arguably increases the parking provision; however Highways would support it on the basis that the additional space allows for more manoeuvring within the site and reduced likelihood of reversing over the footway.*

It is also accepted that a garage may also be used for storage of cycles/ other equipment. We do not therefore anticipate any negative impact on highway and offer no objection.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 22.07.2025 and a site notice was put up on 24.07.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 Principle of Development

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 Visual Amenity/ Character and Appearance;

The garage is located to the side of the host dwelling and therefore it is readily visible within the public realm. However, the garage is sensitively positioned and would be finished in materials to match the host dwelling. Additionally, it has a pitched roof to match that of the host dwelling. As such it is considered that the proposals would not result in an adverse impact to the visual amenity of the property or the street.

8.3 Residential Amenity:

The proposed garage would be situated on the east elevation. As there are no neighbouring properties on this side of the dwelling, it would have no adverse impact on residential amenity.

8.4 Highways:

The proposed garage offers further usability of the parking area. The Council's Highways Officer did not object.

8.5 **Biodiversity:**

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. The proposals include the erection of a bird box on the side elevation of the proposed garage. This is considered to be proportionate to the scale of the proposals and will ensure there is a net biodiversity enhancement in line with the aspirations of PPW.

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 is considered acceptable in terms of visual amenity, residential amenity, and is in accordance with the relevant policies of the Newport Local Development Plan 2011-2026. The application is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

- 01 The development shall be implemented in accordance with the following plans and documents < 24-2131-DWG-04 - Existing/Proposed Floor/Roof Plans, 24-2131-DWG-04 - Existing/Proposed Floor/Roof Plans, 24-2131-DWG-01 - 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 The proposed ecological enhancements shown in '24-2131-DWG-04 - Existing/Proposed Floor/Roof Plans, Elevations and Site Plans' shall be provided within 12 months of the commencement of the development hereby approved.
Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy GP5 of the Newport City Council Local Development Plan.

NOTE TO APPLICANT

01 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.

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.