

Delegated Decision Report

Application No:	25/0229	Statutory Expires:	Period	17th April 2025
Site:	<i>Willow Mead Wellfield Road Marshfield Cardiff CF3 2UB</i>			
Proposal:	<i>NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0671 SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING. AMENDMENTS INCLUDE CHANGES TO FOOTPRINT OF EXTENSION AND PROPOSED DORMERS/WINDOWS</i>			
Applicant:	<i>D Latcham</i>			
Type:	Non-Material Amendment	Ward:	Tredegar Park And Marshfield	
Decision:	REFUSED			

1. BACKGROUND

- 1.1 Full planning permission has been granted under application 24/0671 for a 'SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING'. This application was approved on 17th October 2024.

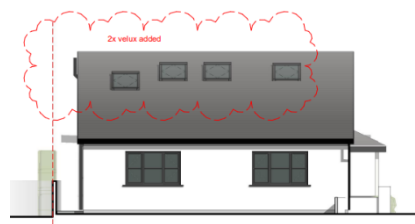
2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of a detached bungalow located within a residential area of Marshfield, Newport. The site is flanked by Wellfield Road on its northern boundary and by both Wellfield Road and Old Green Court on its eastern boundary. Vehicular access into the site is gained at its north western corner, via a driveway which leads to a single detached garage, whilst a pedestrian access gate is located on the site's eastern side, adjacent to the front elevation of dwelling. The property benefits from large gardens which are separated from the road by a low block wall and various planting.
- 2.2 The dwelling itself currently includes a rear gable end and flat roof projection as well as a small dormer window on the rear (western) roof plane. The building is finished in render under a tiled roof.

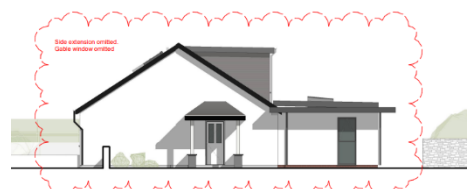
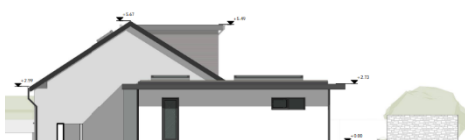
3. DESCRIPTION OF DEVELOPMENT

- 3.1 The Non-Material amendments sought are summarised as follows (the as approved drawings are shown on the left and the amendments sought are shown on the right):

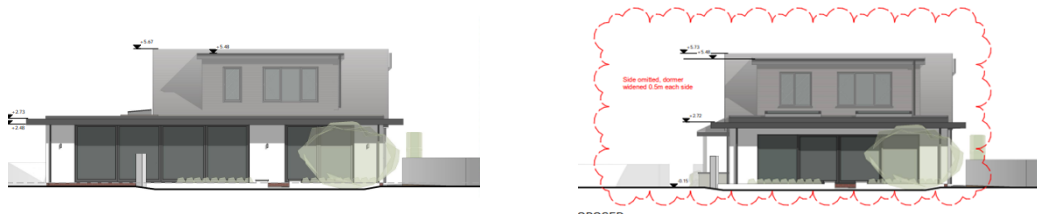
- On the front elevation, two additional Velux windows would be added.



- On the north side elevation, the side extension would be omitted and a new canopy structure would be placed above the existing external door.



- On the rear elevation, the dormer would be enlarged by 0.5 metres on each side, totally a 1 metre increase in dormer width.



- On the south side elevation, an external window would be replaced with an external door.



4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0671	SINGLE STOREY WRAP AROUND EXTENSION WITH NEW DORMER TO ROOF AND NEW RENDER TO EXISTING DWELLING	Granted with Conditions	17.10.2024
06/1443	ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OFF-STREET PARKING (OUTLINE)	Refused	11.02.2008

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 Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014).

5.4 Newport Local Development Plan (2011-2026) Policies GP2, GP5 and GP6.

5.5 Supplementary Planning Guidance

5.4.1 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (adopted January 2020) is also relevant.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. As stipulated in *Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission*, when assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The proposed amended scheme would not reflect the description of the development as approved due to loss of the part of the extension that wraps around the side of the building. As such, this part of the development would become a single storey rear extension, rather than a single storey wrap around extension. In addition, the dormer window would be enlarged by one metre in width. The application site is located on a corner plot, from which the rear and side of the dwelling are highly visible from Wellfield Road. The dwelling is also located adjacent to another residential property.

8.3 Given the above considerations, the changes proposed have the potential to impact upon the visual amenity of the area, as well as on the residential amenity of neighbours. As such, they are regarded as material changes, and their acceptability in planning terms would need to be further scrutinised via the submission of a planning application.

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 amendments are not considered to comply with the tests as set out within this report and are therefore considered to represent material amendments to the previously approved scheme.

11. DECISION

REFUSED, FOR THE FOLLOWING REASON:

1. The proposed amendments to the scheme have the potential to have a different visual impact when compared to original approved development scheme. As such, they are considered material changes.

NOTE TO APPLICANT

01 This decision relates to the following plans: LOCATION PLAN (278-JKA-ZZ-ZZ-DR-A-PL01), PROPOSED GROUND FLOOR PLAN (278-JKA-ZZ-ZZ-DR-A-PL05B), PROPOSED FIRST FLOOR PLAN (278-JKA-ZZ-ZZ-DR-A-PL06B), PROPOSED SITE ROOF PLAN (278-JKA-ZZ-ZZ-DR-A-PL07B), EXISTING AND PROPOSED ELEVATIONS (278-JKA-ZZ-ZZ-DR-A-PL08B) and EXISTING AND PROPOSED ELEVATIONS (278-JKA-ZZ-ZZ-DR-A-PL09B).

02 The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

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.