

Delegated Decision Report

Application No:	26/0256	Statutory Period Expires:	3rd July 2026
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Site:	3A Moxon Road Newport NP20 6AA		
Proposal:	ERECTION OF DETACHED OUTBUILDING		
Applicant:	P Goddard		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 3A Moxon Road is a two-storey detached dwelling located in the Malpas ward. The rear garden/elevation is visible from the Monmouthshire and Brecon Canal towpath which runs behind the property.

3. DESCRIPTION OF DEVELOPMENT

3.1 A single storey outbuilding is proposed in the rear garden. The outbuilding measures 8.4m in width and 3.8m in depth. The height measures 3.7m to the top of the pitched roof, reducing to 3.3m at the rear. Fenestration consists of 1no set of bifold doors on the southern (side) elevation and 1no set of bifold doors on the front elevation. Externally, the outbuilding would be finished in vertical T&G composite cladding in colour Burt Cedar or Antique Oak.

3.2 In terms of biodiversity enhancement, a Beaumaris bird box is proposed beneath the eaves on the side elevation of the proposed outbuilding.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
10/0216	PARTIAL DISCHARGE OF CONDITION 04 (PRIVACY SCREEN) RELATING TO PLANNING PERMISSION 09/1253 FOR A SINGLE STOREY REAR EXTENSION AND INSTALLATION OF TIMBER DECKING.	APPROVED	03.05.2010
09/1253	SINGLE STOREY REAR EXTENSION AND INSTALLATION OF TIMBER DECKING	GRANTED WITH CONDITIONS	01.02.2010
05/1584	RETENTION OF BOUNDARY FENCE (BETWEEN 3A AND 1 MOXON ROAD) (RESUBMISSION)	GRANTED	26.01.2006
05/1162	RETENTION OF REAR BOUNDARY MEANS OF ENCLOSURE	APPEAL ALLOWED	19.10.2005

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 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 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

No objection

The site in question is to the rear boundary of the property, set in close proximity to the eastern boundary of the Monmouthshire & Brecon Canal Conservation Area. Here, it is proposed to construct a single-story flat roof outbuilding, clad in T&G composite cladding.

Whilst it is clear that an existing break in the conservation area tree-lined boundary to this location currently undermines its tranquil and enclosed character, supplied site sections show that only a small portion of the new structure (i.e. a portion of the cladded exterior and its eaves line) will be visible from conservation area viewpoints, by virtue of an existing rear fence boundary to the site.

Therefore, provided that the structure is finished in high-quality and suitably dark materials, the new will be of low visual impact; particularly as it will be read against existing views of the of the property behind.

However, considering that supplied details for proposed materiality are relatively low, I would suggest that suitable conditions are added to any approval, to ensure that good-quality materials are utilised. For example, use of bright white and low-quality uPVC eaves boards would likely result in detrimental visual impact.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08.04.2026.

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that an outbuilding should be erected in a back garden and, if possible, out of public sight. The outbuilding would be sited in the rear garden of no.3A Moxon Road although views toward the rear elevation of the structure would be afforded from the Monmouthshire and Brecon Canal Towpath which runs behind the property. Nevertheless, the outbuilding would remain appropriately sited in the context of the property.

8.2 The House Extensions and Domestic Outbuildings SPG concludes that outbuildings can be just as harmful as house extensions to residential amenity and the streetscape. The size, location and appearance are key to the assessment of acceptability. The proposed outbuilding would have a maximum height of 3.7 metres. Whilst this exceeds the typical height associated with smaller domestic outbuildings, the overall scale is considered proportionate to both the host dwelling and the dimensions of the residential curtilage. The building would remain clearly subservient in visual terms and would not compete with or dominate the host dwelling and an adequate area of usable garden space would be retained. In terms of appearance, the outbuilding comprises a mono-pitch and would be finished vertical cladding. It is considered that the outbuilding is resemblant of a typical garden structure and would not appear incongruous in this location.

8.3 Given that the outbuilding would be in close proximity to the Monmouthshire & Brecon Canal Conservation Area, the Council's Principal Heritage Officer has been consulted. The Heritage Officer has noted that it is clear that an existing break in the conservation area tree-lined boundary to this location currently undermines its tranquil and enclosed character and the supplied site sections show that only a small portion of the new structure (i.e. a portion of the cladded exterior and its eaves line) will be visible from conservation area viewpoints, by virtue of an existing rear fence boundary to the site. Therefore, provided that the structure is finished in high-quality and suitably dark materials, the new will be of low visual impact; particularly as it will be read against existing views of the of the property behind. The agent has confirmed that the cladding would be Millboard Envello Shadow Line Cladding in colour Burt Cedar or Antique Oak.

8.4 Residential Amenity:

In terms of siting, the outbuilding would be marginally set in from the shared boundary with no.3 Moxon Road (100mm). The shared boundary with no.3 is defined by timber fencing reaching between 1.6m and 1.9m in height and as such, the outbuilding would appear elevated above the boundary fencing. The outbuilding would reach between 3.3m in height at the rear and 3.7m at the front due to the slope of the roof. Due to the topography of Moxon Road, the land slopes away from the dwelling at the rear, meaning that the outbuilding would be set at a lower ground level than the dwellings and located at the rear extent of the garden. Although the outbuilding is tall in scale, it is considered that it would not result in an unacceptable sense of enclosure, overshadowing, or loss of outlook to the neighbouring occupiers at no.3 Moxon Road.

8.5 The outbuilding would be set in 2.7m from the shared boundary with no.1 Moxon Road. It is considered that the outbuilding is set sufficiently away from the neighbouring amenity and would not result in an unacceptable sense of enclosure, overshadowing, or loss of outlook to the neighbouring occupiers at no.1 Moxon Road.

8.6 In terms of privacy, 1no set of bifold doors are proposed on the front elevation of the outbuilding. The windows would onlook the rear garden of the dwelling and would not provide any unacceptable views into/towards the amenity of neighbouring occupiers. 1no set of bifold doors are proposed on the southern side elevation, facing toward the shared boundary with no.1 Moxon Road. The boundary fencing currently occupying the boundary is approximately 1.5m in height from the ground level however this fencing would largely screen views into the neighbouring garden and in any event, the outbuilding is set sufficiently away from the boundary so as to not provide any unacceptable overlooking into the neighbouring rear garden. Given the above, it is not anticipated that the windows would adversely affect neighbouring residential amenity by means of a loss of privacy and the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.7 **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. 1no Beaumaris bird box is proposed beneath the eaves on the side elevation of the proposed outbuilding. The implementation of this scheme will 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 There would not be an adverse impact on residential amenity, nor the character/appearance of the area as a result of the development. The proposal complies with the relevant design guidance set out in the House Extensions and Domestic

Outbuildings SPG. A condition will be added to ensure the implementation of a biodiversity enhancement scheme.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- 1769-26-P01 - Site Location and Block Plan
- 1769-26-P06 - Proposed Ground Floor and Site Plan
- 1769-26-P07 - Proposed Outbuilding Side Elevations
- 1769-26-P08 - Proposed Rear/Side Elevations
- Ecological Enhancement/Green Infrastructure Assessment
- Confirmation of Materials

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 No window or door openings shall be formed in the northern (side) elevation of the outbuilding hereby approved without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the residential amenity and privacy of the neighbouring properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

03 The external elevations of the outbuilding hereby permitted shall be finished in 'Millboard Envello Shadow Line Cladding' in colour 'Burt Cedar' or 'Antique Oak' as specified in approved document 'Confirmation of Materials' and be retained as such for the lifetime of the development.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

04 Prior to the first beneficial use of development hereby approved, the biodiversity enhancement scheme shall be installed in accordance with the details as shown in 'Ecological Enhancement/Green Infrastructure Assessment' and '1769-26-P07 - Proposed Outbuilding Side Elevations' and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 Newport Local Development Plan 2011 -2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 769-26-P01 - Site Location and Block Plan, 1769-26-P02 - Existing Ground Floor and Site Plan, 1769-26-P03 - Existing First Floor and Roof Plans, 1769-26-P04 - Existing Front/Side Elevations, 1769-26-P05 - Existing Rear/Side Elevations, 1769-26-P06 - Proposed Ground Floor and Site Plan, 1769-26-P07 - Proposed Outbuilding Side Elevations, 1769-26-P08 - Proposed Rear/Side Elevations, Ecological Enhancement/Green Infrastructure Assessment.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 and GP6 were relevant to the determination of this application.

() 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.