

Delegated Decision Report

Application No:	26/0340	Statutory Period Expires:	3rd July 2026
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Site:	2 Ringwood Avenue Newport NP19 9DW		
Proposal:	PROPOSED NEW DOUBLE GARAGE WITH ASSOCIATED ENLARGED DRIVEWAY AND BIODIVERSITY ENHANCEMENTS		
Applicant:	H Hayes		
Type:	Full	Ward:	Ringland
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is the first in a row of pairs of semi-detached properties. The property is set at a lower level from the road and contains a sloped front garden with raised level garden to the side. The site is currently enclosed by a close boarded fence and is unused with the entire area covered with sheeting and separate to the main enclosed garden area of the property. It is a visually prominent location as close to the junction of Ringwood Avenue and Chepstow Road and on a curve in the highway that will make the development clearly visible to those travelling southward from the junction. The site adjoins the host dwelling to the east, a neighbouring garden to the south, the highway to the north and public open space to the west. The public open space is a pleasant, grassed area next to a bus shelter.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a detached garage to the side of the property on the previously approved (ref no.20/0940) raised garden. An associated driveway is also proposed to the front of the garage.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0940	RETAIN RAISED GARDEN LEVELS TO SIDE GARDEN AND PROPOSED INCREASE IN GARDEN LEVEL TO PART OF FRONT GARDEN	PART GRANTED/PART REFUSED	26/11/2020

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)

- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Parking Standards SPG
- House Extensions and Domestic Outbuildings SPG\

6. CONSULTATION RESPONSES

6.1 Trees: No objections as no living trees appear to be impacted. It has been noted that there is a possibly dead tree either in or abutting their land. If it is within their land, it is recommended that they may wish to engage a Tree surgeon to remove it.

6.2 Local Highways Authority: Further information required. There are no in-principle reasons to object to a garage, however the detail will be important in securing Highways' support. The key issues are approach angle and available visibility splays. Both relate to pedestrian safety. It will need to be shown that 2x2m pedestrian visibility can be achieved and maintained and that vehicles approach the footway more or less perpendicular to it. This will depend on boundary treatments and paving/landscaping within the site. Subject to careful design and conditions the required safety can be achieved. For the avoidance of doubt we would seek further information including boundary treatment and internal landscaping.

6.3 Landscape: No objection. The garage is set back and on the same line as the house. The proposal states 2 trees will be planted and a pond for SuDS although 4 trees are shown.

Recommendations:

1. *Addition of hedge planting along the fence line as highlighted [this could be ornamental or native] to meet GP5 LDP policy GP5 requirement for an appropriate landscape scheme.*
2. *Confirmation of the number of new trees.*
3. *Confirmation of the nursery stock size for trees.*

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 14/05/26. No comments were received.

8. ASSESSMENT

8.1 Principle of Development:

Regarding outbuildings, the Council's 'House Extensions and Domestic Outbuildings' Supplementary Planning guidance states

'Outbuildings, including detached annexes, can be just as harmful as house extensions to residential amenity and the streetscape. It is essential, therefore, that the council control their size, location and appearance. An outbuilding should be erected in a back garden and, if possible, out of public sight.'

8.2 Visual Amenity/ Character and Appearance;

The raised side garden currently contains fencing to the side, separating it from the existing driveway. To the front of this area there is a wall with fencing above. Whilst the fencing to the side is shown to be removed to allow vehicular access to the extended drive, the wall/fencing to the front is to remain as existing. Whilst the front wall would partially screen the garage when travelling south along Ringwood Avenue, it would remain to be seen above the fenceline and would be fully visible when travelling north along Ringwood Avenue by reason of the gap in the enclosure and the elevated setting of the building

compared to the host.

The proposed garage would sit slightly forward of the host dwelling and as it would sit on a raised level, its roof would extend higher than the eaves height of the host dwelling at the front. The detached garage itself would already be a substantial size and being sited on a raised level, it would be viewed as an overly large dominant structure rather than a subordinate addition to the site. It is designed with a mono pitched roof with higher eaves to the front, sloping to lower eaves as the rear. The building will include garage style doors (x2) and a pedestrian door to the front and various vertically emphasised windows to the sides and rear. Rooflights are also included. Due to the shape of the rear boundary, the building will be unusual plan form being angled at the rear to maximise floorspace. This gives rise to a roof form at odds with the hipped roof of the host property and not typical of the street. The design overall is poor quality and fails to respond positively to the character and appearance of the wider area, appearing rather industrial/commercial in its appearance set against the more traditional dwellings closeby. The extensive hardsurfacing in front of it will further add to this concern. Its floorplan is larger than the house itself and its front elevation wider. It is highly jarring against the traditional host and wider streetscene.

As discussed, in terms of design, the footprint of the garage would follow the shape of the land resulting in it having an irregular building line. The roof form of the garage would not match that of the host dwelling and would consist of a steeply sloped roof that would range in height from 4.1m at the front to 2.5m at the rear. The walls would be finished in 'fibre cement horizontal cladding' which would not be in-keeping with the external materials of the host dwelling. In the front elevation there would be a large 2m gap above the garage doors and makes the roof look overly high. Regarding openings, the front (north) elevation would contain 2no garage doors and 1no glazed door, the side (west) elevation would contain 2no windows, the rear (south) elevation would contain 3no windows and 1no door and the other side elevation (east) would contain 2no windows. This would result in the total openings to be 8no windows, 2no doors, 2no garage doors and 3no rooflights. This is considered to be an excessive number of openings for a garage and as well as this the windows would be of varying height and design.

Overall, it is considered that the proposed garage owing to its location, scale and design would be viewed as an overly large, unsympathetic addition of poor design that would not be in-keeping with the host dwelling and wider streetscene. This would be to the detriment of visual amenity and contrary to policies GP2 and GP6.

8.3 **Residential Amenity:**

The site shares a boundary with the rear of no.612 Chepstow Road as well as part of the rear boundary with no.610a Chepstow Road. At its closest, the proposed garage would be sited approximately 1m from the side boundary and 0.5m from its rear boundary. Both neighbouring dwellings are set within large plots and at quite a distance from these shared boundaries. It is therefore considered that owing to the location, scale and design of the proposed garage it would not result in a harmful loss of privacy, perceived space or light.

8.4 **Movement:**

The front of the property contains an existing access and driveway. The access is to remain as existing and would be used to access the widened driveway that would extend in front of the proposed garage. The Council's Highways Officer has raised concerns regarding the approach angle and pedestrian visibility splays, the plans fail to demonstrate that 2m x 2m pedestrian visibility splays can be achieved. Notwithstanding the concerns raised, as the proposed extended driveway would use the existing access it is not considered in this instance that it would be demonstrably worse than the existing situation.

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 LDP 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 scheme has been proposed consisting of an attenuation pond and the planting of 2no native trees.

This is considered to be appropriate and would need to be secured by condition to ensure that a net benefit is provided to biodiversity as part of this 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 By reason of its location, scale and design, the proposed development is poor design and will result in a large unsympathetic addition that is not in-keeping with the character and appearance of the host dwelling. This is contrary to policies GP2 and GP6 and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

11. DECISION

REFUSED

01 By reason of its location, scale and design, the proposed development is poor design

and will result in a large, unsympathetic addition that is not in-keeping with the character and appearance of the host dwelling. It will give rise to significant demonstrable harm to visual amenity and fails to respond positively to the character and appearance of the host property and wider streetscene. This is contrary to policies GP2 and GP6 of the Adopted Newport Local Development Plan and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location and Site Plans Drawing No.PL001 Rev B, Proposed Garage Drawing No.PL002 Rev A, 3D – Aerials Drawing No.PL003 Rev A and Biodiversity Enhancement Scheme.

02 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.

03 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.