

Delegated Decision Report

Application No:	25/1048	Statutory Period Expires:	10th May 2026
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Site:	<i>Land To South Of Cwrt Camlas Rogerstone Newport South Wales</i>		
Proposal:	DEVELOPMENT OF 2 NO. DWELLINGS		
Applicant:	<i>D Williams</i>		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS SUBJECT TO SIGNING OF THE LEGAL AGREEMENT WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN FOUR MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION		

1. BACKGROUND

- 1.1 Assessment of the planning history identifies a previously refused planning application and dismissed appeal (APP/G6935/A/11/2167111) for the erection of 3no. terraced bungalows dated 21/05/2012. Also, the previous site plans indicate the presence of soakaways to the northeast corner of the site serving the wider housing estate. The Inspector found that design of the terraced properties resulted in an adverse impact upon the character of the area and the siting on the corner plot further emphasised the contrast with existing dwellings.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within an established residential area adjacent a children centre. The irregular shaped site formed part of the open space associated with the adjacent residential housing estate and an associated soakaway is located within the northeast corner of the plot. The topography of the site is relatively flat with a slight decline along Cwrt Camlas toward the children centre. Directly adjacent the site lies two storey red brick dwellings with feature cills and lintels and white UPVC fenestration, with tile to the roof.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Proposal seeks to erect 2no. detached three bedroom dormer bungalows with associated rear amenity space and off street parking.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
11/0799	3NO. SINGLE STOREY DWELLINGS FOR PERSONS WITH ASSISTED LIVING REQUIREMENTS	Refused	30.09.2011
		Appeal Dismissed	01.11.2012

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP13 – Planning Obligations
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- H4 – Affordable Housing
- H6 – Sub-division of Curtilages, Infill and Backland Development
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- New Dwellings
- Waste Storage and Collection
- Wildlife and Development
- Parking Standards
- Trees, woodland, hedgerows and development sites

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

6.2 Landscape Architect: The site is within the settlement boundary and within a residential area.

As highlighted at pre-ap stage there are site and adjacent trees that could be a constraint to the layout – their location is not shown accurately on the submitted proposals. Existing trees require arboricultural assessment to BS3827, this should include trees on and adjacent to the site that may be affected by the proposals.

Google Streetview shows this is an area of informal open space, a green gap which is now part of a wider 'green corridor' separating residential use from the NHS Serrenu Childrens Centre. The green space benefits overlooking residents, visitors to the centre, and the wider community. Development would impact on amenity of residents and visitors.

The impact on views of different receptors and follow on mitigation measures has not been assessed by a professional landscape architect as advised at pre-app.



The submitted Block Plan showing retained and new planting does not respond to the landscape concerns, new planting is shown to the sides and rear but not along the plot frontages and professional input has not been provided. The planting mix is odd with a small area of lavender to the frontages and an odd mix of individual shrubs in grass elsewhere. At pre-app professional landscape architect input was advised.

There is no boundary plan. How is private space defined at the frontage? A hedge along the frontage would be expected outside visibility splays.

If planning for two dwellings is granted, the planting as shown on the Block Plan would not be acceptable and a detailed soft landscape plan should be conditioned.

- 6.3 Drainage Officer: No response.
- 6.4 Planning Contributions Manager: Planning contributions required.
- 6.5 Environmental Health Officer: No response.
- 6.6 Housing Development Manager: No response.
- 6.7 SAB Officer: No response.
- 6.8 Waste Manager: We would anticipate each one of the properties receive a single 120L bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole. From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles

safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

6.9 Newport Access Group: No response.

6.10 Highways Officer: No objection in principle subject conditions but not parking policy compliant.

This submission varies from the previous one in the quantum of parking and the way it is provided. Both houses now have two parking spaces in an acceptable format however, three-bedroom houses should have three spaces to meet current standards.

The development is adjacent to a road junction on a link that is heavily parked. The drives will reduce on street parking, and the houses will increase demand. We would therefore expect the drives to be reconfigured.

Should the Officer be minded to approve the application, we would suggest the following conditions.

6.11 Dwr Cymru/Welsh Water: Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a main sewer and sustainable drainage system respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Cardiff Bay Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. On the strict understanding the development does not propose to communicate surface water flows to the public sewerage system, in principle, we offer no objection.

However, this site is crossed by a public watermain with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the 'Block Plan' (Drawing No. SD1028-04), it appears the proposed development would be situated within the protection zone of the public asset measured 4 metres either side of the centreline, and we would not permit any private amenity space in this area. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the development and associated amenity space, outside the protection zone of the asset. Therefore, it is strongly recommended that the 'Block Plan' is amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

- 6.12 Tree Team: In principle there are no objections, however a condition of a suitable tree protection plan for the pre existing trees both onsite and abutting compliant with BS5837 is required as a condition. In addition to periodic checks to ensure the plan is complied with.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 9th December 2025 and a Site Notice was put up on the 12th December 2025.

7.1 NEIGHBOURS: 2no. representations and 3no. objections received (summarised):

- Loss of green space
- Unsuitable location for residential development
- Overdevelopment of the area
- Proximity to childrens centre
- Increased noise and activity
- Parking pressures and vehicle movements
- Lack of evidence of alternative sites
- Previous permission limited any further development
- Loss of wildlife corridor.
- Heavily oversubscribed on street parking

7.2 Rogerstone Community Council: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site is located within the urban boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is acceptable, subject to other material planning considerations.

8.2 Impact upon Amenity

- 8.2.1 The proposed 2no. dormer bungalows are located north of properties on Highcross Road and have a separation distance of approximately 25metres from the rear elevation of 56 Highcross Road to the rear elevation of the proposed dwellings. It is noted that the southwest corner of the western plot is within 0.7m of the common boundary with 56 Highcross Road. The garage and an area of amenity space associated with 56 Highcross Road is located in this position; given the use of the building and the scale of the proposed dwelling it is considered that the siting would not result in any significant adverse impact upon the residential amenity of any future occupiers of 56 Highcross Road.
- 8.2.2 The separation distance with neighbouring properties on Highcross Road and those adjacent at 1 and 3 Cwrt Camlas ensure that the proposal would not adversely impact the levels of daylight, sunlight or overshadowing currently experienced.
- 8.2.3 The New Dwellings SPG documents states the desired private amenity space as 1 sqm for every square metre of the units footprint. The building footprints measure 85sqm; the proposed block plan shows approximately 144sqm and 70sqm of private amenity space located at the rear for the eastern and western units respectively. Both plots also have large additional areas of amenity space however these are located to the side elevation and forward of the principle elevation, and could not therefore be considered as '*private amenity space*' as per the New Dwellings SPG. However, in particular reference to the western plot which falls below the desired private rear amenity space, the presence of the additional soft landscaped areas to the side elevation does provide useable, albeit visible from public vantage points, amenity space. Therefore, on balance, it is considered that both sites are served by sufficient areas of amenity space to serve future occupants.
- 8.2.4 The rear elevations of each proposed dwelling include 3no. rooflights; an additional section drawing shows the cill levels being 1.7m above the internal finished floor level. The dominance of the dwellings on Highcross Road is maintained through the proposed dormer bungalow design. Therefore, the rooflights are high level and would not result in any unacceptable levels of overlooking or perceived overlooking. Views from the dormer

windows to the front elevation would have views onto the highway and frontage of neighbouring properties as per the existing relationship of existing dwellings.

8.2.5 The proposed layout does not provide the 10m rear garden depth as set out in the New Dwellings SPG. However, the site layout provides enough private amenity space and separation distances between the rear elevations of the residential properties. Therefore, it is considered that amenity would be unaffected.

8.2.6 The proposed development is considered to not result in any adverse impacts upon residential amenity to warrant a refusal, therefore the scheme accords with the relevant national and local planning policies.

8.3 **Service Infrastructure**

8.3.1 The site would utilise existing mains foul drainage and the scheme would be liable for a scheme of sustainable drainage. The sustainable drainage scheme requires separate consent under the Flood and Water Management Act 2010 and therefore no further assessment is required on the method of sustainable drainage as this would be a duplication of controls.

8.3.2 With regard to foul drainage, Dwr Cymru/Welsh Water have confirmed that the existing network has capacity for the additional connections.

8.3.3 It is noted that the consultation response from Dwr Cymru/Welsh Water highlights the presence of potable water infrastructure. The drawing provided by Dwr Cymru/Welsh Water shows the asset lying underneath the existing pavement and does not cross the application site. The recommended conditions from Dwr Cymru/Welsh water relate to the protection of their apparatus; it is considered that the conditions are not enforceable via the Town and Country Planning Act 1990 nor are they necessary to facilitate the development. Furthermore, Dwr Cymru/Welsh Water have independent authority for the protection of their assets should any infringements occur which would be a matter between the statutory undertaker and any relevant land owner.

8.4 **Impact on Highways and Parking**

8.4.1 The proposed site layout includes a centralised driveway and parking area resulting in one vehicle access onto the adjacent highway formed of non-migratory materials. The access arrangement provides suitable visibility splays subject to any vertical features being less than 0.6metres above ground level. The site is adjacent to the main route to the childrens centre which experiences increased vehicle movements to and from the site throughout the day. In the interests of highway safety, it is considered that a restriction on the permitted development rights relating to the erection of walls/enclosures adjacent the highway is required in this instance.

8.4.2 The site is located in Parking Zone 4, the Parking Standards SPG states the proposed scheme has a parking demand of 3no. spaces per dwelling (totalling 6no. spaces). The proposed layout has provision for 2no. spaces per dwelling (totalling 4no. spaces).

8.4.3 Future Wales – The National Plan 2040 and Planning Policy Wales (Ed.12) set out through adopted policies to reduce car dependency and must support schemes which keep parking levels down, especially off-street. When taking into account the sites context within an urban boundary, but separated from local amenities (chemist, supermarket, GP surgery) it is considered that off street parking to serve the proposed dwellings are required, however the sustainable location and national policy position allows for a reduction in parking standards, in this case of 1no. space per dwelling. The off street parking is therefore considered acceptable in accordance with the aims and objectives of local and national planning policies which seek to reduce the amount of off street parking within suitable, sustainable locations and to facilitate the modal shift away from trips made by private vehicles, this accords with the aims of Llwybr Newydd: the Wales Transport Strategy, which sets a mode share target of 45% of journeys to be made by walking, cycling and public transport by 2040, Policies 2 and 12 of Future Wales, Planning Policy Wales 12 (4.1.50 - 4.1.53) and Objective 2 and Policy SP1 of the Newport City Council LDP.

- 8.4.4 The submitted site plan includes the provision of bicycle storage, however no elevational details are included. The Sustainable Travel SPG sets out that the scheme requires 1no. long stay secured and covered bicycle storage space per dwelling. Therefore, a scheme is secured by way of condition; subject to condition the proposal accords with Policy T4.
- 8.5 Impact upon Biodiversity and Trees**
- 8.5.1 The area of open space is considered to have a limited contribution toward biodiversity given its location within an urban area. Planning Policy Wales (Ed.12) sets out the requirements for planning applications to be supported by a proportionate Green Infrastructure Statement following the step-wise approach. The Green Infrastructure Statement sets out that garden areas are to be retained with additional landscaping and the installation of bird boxes, bat boxes, hedgehog access and nest boxes, wildlife pond and retention of existing hedgerow.
- 8.5.2 The retention of existing features and the provision of the additional measures outlined above are considered to provide suitable forms of biodiversity mitigation and enhancement in accordance with Planning Policy Wales (Ed.12) and Policy GP5.
- 8.5.3 The proposal seeks to retain the existing 3no. silver birch trees to the east of the site; the proposed block plan also includes additional planting which is welcomed. The Tree Officer has raised no objection to the scheme but recommends the attachment of a condition for suitable tree protection. Subject to condition, the proposal ensures that the root protection areas are unaffected by the scheme in accordance with Policy GP5.
- 8.6 Impact upon Character and Appearance**
- 8.6.1 The area is characterised by large detached two storey dwellings formed of red brick, clay tile, white UPVC fenestration and feature cill & header details. The dwellings facing Highcross Road are regularly spaced semi-detached properties formed of render and clay tile; however the application site would not be viewed in the context of those properties.
- 8.6.2 The proposed dwellings measure 9.9m (w) x 9.8m (d) x 6.1m (h); the external elevations are to be finished with facing brick, concrete roof tiles and UPVC fenestration to match the existing development. To aid with breaking up the bulk and massing to the front elevation, quoins and header details have been added. The proposed dormers are of limited scale and equally spaced in relation to the central rooflights. The front porch adds further visual interest and is subservient to the main ridge height.
- 8.6.3 Public views of the rear elevations would be limited given the orientation with public spaces. It is noted that a scheme of boundary treatment is not included with the submission, however it is considered that this can be secured by way of condition to ensure that privacy of future occupants is provided and that the siting of boundaries would not have an adverse impact upon the character of the area.
- 8.6.4 The site area measures approximately 730sqm, the proposed 2no. dwellings achieves a low housing density and is therefore considered to not represent as an overdevelopment of the plot.
- 8.6.5 The proposed layout retains areas of open space to the frontage which aids the integration of the scheme within the wider housing estate. The ridge height of the proposed dwellings do not exceed those of neighbouring properties and would therefore be subservient when compared to existing two storey detached houses. The proposal is considered to be in accordance with Policy GP6.
- 8.7 Waste and Recycling**
- 8.7.1 The Waste Officer has raised no objection to the scheme and comments that each property is to be served by a single 120litre bin along with recycling bags & boxes. Each dwelling has sufficient space for a waste and recycling storage area. A condition is attached for the submission of details relating to location and appearance of the storage area. Subject to condition, the proposal accords with Policy W3.

8.8 Other Matters

8.8.1 Due to the physical constraints of the site and the proximity of dwellings to neighbouring boundaries it is considered appropriate in this case to attach restrictions to the permitted development rights for the proposed dwellings.

8.8.2 The area experiences on street parking pressures resulting from the nearby childrens centre, therefore in order to balance the needs of the site and the surrounding context, a restriction is included relating to the formation of accesses and front boundary treatments. With regard to neighbouring residential properties, additional extension and alterations to the roof may lead to significant adverse impacts upon the amenity and privacy of neighbouring occupiers. As such, permitted development rights relating to Part 1 Classes A – F are restricted.

8.9 Section 106 Planning Obligation matters

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.)

and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration and Economic Development	To provide a contribution toward off site affordable housing	A commuted sum of £3,298 toward off site affordable housing.	Agreed.	No.

HEADS OF TERMS AGREED BY APPLICANT

Section 106 Planning Obligations – Draft ‘Head’s of Terms’ **(Without prejudice & subject to contract)**

1. Introduction

Based upon a development of 2 x 3 bed houses, the following S106 planning obligations are required to mitigate the impact of the development.

2. Affordable Housing

Commuted sum payments for affordable housing will normally be sought on developments of one to two dwellings anywhere within Newport. The site lies within the Housing Target Area of Newport West. Newport West requires the delivery of 30% affordable housing on new development. The equivalent commuted sum generated is £3,298

This sum will be paid prior to occupation and index linked to the RPI.

Sum to be committed to be spent or spent within 5 years of receipt of last payment

3. Fees

Administration Fee

In accordance with the Planning Obligations SPG (2020), a £284 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement.

Legal Fee

Planning Obligations can be contained in Unilateral Undertakings or s.106 Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas s.106 Agreements are usually drafted by the Council's in-house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the s.106 Agreement with prior agreement). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing the s.106 Agreement and Unilateral Undertakings, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed. There is a minimum contribution to legal costs of £700, although more time-consuming and complex documents would require an increased contribution to legal costs.

Please Note:

Planning Obligations can be contained in Unilateral Undertakings or Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas Agreements are usually drafted by the Council's in house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the Agreement if preferred). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing any Deed of Obligation, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed.

You are required to agree to these Heads of Terms in writing. In doing so you also agree to an extension of time for the determination of your proposal in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits)(Wales) Regulations 2015 and the Town and Country Planning (Development Management Procedure)(Wales) Order 2012. This will extend the statutory period for determination of your application by 16 weeks from the date the Local Planning Authority resolve to grant your planning permission (i.e. the Planning Committee date or the delegated Agenda date) subject to a legal agreement. This extension of time is required to enable completion of the section 106 Agreement (although the Local Planning Authority will endeavour to determine your application as soon as possible prior to this date).

Once your written agreement to the Heads of Terms for section 106 has been received by the Authority and a resolution made on the basis of such agreement, the Local Planning

Authority will NOT enter into any negotiations that seek to alter the Heads of Terms in terms of discounting agreed figures due to, for example, viability reasons before the final Notice of Decision is issued. It is important that you check the Heads of Terms you receive thoroughly and if you have any questions regarding the figures included or the justification for them, you must raise these and satisfy yourself that the request is reasonable, relevant and necessary, prior to providing your written agreement to the Terms.

Any negotiations must take place before Heads of Terms are agreed by you and if you seek to discuss or re-negotiate section 106 Heads of Terms having agreed them in writing and having received a resolution (but not a decision notice), your application must be withdrawn to enable re-negotiation to take place. Failure to sign a section 106 within 3 months of any resolution being made may lead to your application being refused. Alternatively, you may proceed to complete the section 106, receive a Notice of Decision and then make a new submission to the Authority that will enable altered terms to be negotiated. Please be advised that any such re-submission will likely attract a new planning application fee.

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 proposal represents a sustainable use of land within an existing settlement boundary and contributes toward the varied housing stock of the area. The proposal would not result in any adverse impacts upon the amenity of neighbouring property and integrates with the character of the area. The proposal accords with the relevant national and local planning policies.

11. DECISION:

GRANTED WITH CONDITIONS SUBJECT TO SIGNING OF THE LEGAL AGREEMENT WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN FOUR MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION

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

- Block Plan (Drawing ref: SD1028-04B)
- Elevations (Drawing ref: SD1028-03B)
- First Floor Layouts (Drawing ref: SD1028-02B)
- Ground Floor Layouts (Drawing ref: SD1028-01A)
- Block and Site Plan (Drawing ref: SD1028-00)
- Green Infrastructure Statement (Received: 03.12.2025)

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), Schedule 2, no development within Part 1 Classes A, B, C, D, E, and F nor Part 2, Class A and B shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place, to protect the amenities of occupiers of adjoining properties and to protect the character of the area.

03 Prior to the commencement of development above damp proof course level, a scheme of waste, recycling and bicycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of either dwelling and retained for the duration of the use.

REASON: In the interests of appropriate waste management and bicycle storage in accordance with Policies GP4 and W3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

04 Except where otherwise agreed in writing by the Local Planning Authority, no existing trees shall be felled, topped or lopped, and no existing hedges shall be removed.

Reason: To protect existing landscape features on the site in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

05 No development, to include demolition, shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall contain full details of the following:-

- (a) Trees and hedges to be retained/felled clearly identified and marked on a plan;
- (b) Trees and hedges requiring surgery;
- (c) The root protection areas to be identified on plan for retained trees and hedges;
- (d) The type and detail of the barrier fencing to be used to safeguard the root protection areas;
- (e) The precise location of the barrier fencing, to be shown on plan.

The development shall be carried out in accordance with the approved Tree Protection Plan.

Reason: To protect existing landscape features on the site in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

06 Prior to the first occupation of either dwelling hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the use is commenced and shall be retained for the duration of the use.

Reason In the interests of visual amenity and highway safety in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

07 Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

08 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

09 The biodiversity enhancements as shown on the approved drawings and Green Infrastructure Statement shall be installed prior to the first use of either dwelling and retained for the duration of the use.

REASON: To provide biodiversity enhancements in accordance with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

10 Prior to the first use of either dwelling, the parking area as shown on the approved Block Plan (Drawing ref: SD1028-04B) shall be laid out, completed and retained for the duration of the use.

REASON: To ensure suitable onsite parking provision in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP3, GP4, GP5, GP6, H4, H6, T4 and W3 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.