

Delegated Decision Report

A1pplication No:	25/0647	Statutory Period Expires:	
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Site:	25 Caerphilly Road Newport NP10 8LF		
Proposal:	PROPOSED FRONT PORCH		
Applicant:	J Willetts		
Type:	Full	Ward:	Graig
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 N/A

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a 2 storey detached dwelling located in Bassaleg. Caerphilly Road is a main throughfare, the application site is located on the south side of the road in an area with a prevailing residential character, within the defined settlement boundary. The property benefits from off street parking to the front and a private rear amenity space. The property has been previously extended and has an existing porch located on the front elevation. The neighbouring property is a Grade II listed building.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for a replacement front porch. The proposal would result in an enlarged porch. The porch is proposed with a lean to design, finished in material to match the existing dwelling. The porch is proposed with a depth of 2m and a width of 2.75m, a height to eaves of 2.3m and a height to the ridge of 3.7m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0031	LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED DEMOLITION OF EXISTING SINGLE STOREY GROUND FLOOR UTILITY ROOM, REAR OF EXISTING GARAGE AND EXISTING FRONT PORCH. ERECTION OF PROPOSED NEW SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY FRONTAGE PORCH TOGETHER WITH EXISTING CHIMNEY RENOVATION WORK	GRANTED	13th March 2025

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.

6.1.10 - There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.

5.3 HISTORIC ENVIRONMENT (WALES) ACT 2023

5.4 Technical Advice Notes

- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 12: design
- Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 General Development Principles – 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.

Policy GP4 General Development Principles – Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

Policy GP5 – General Development Principles – Natural Environment states that proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity.

Policy GP6 - General Development Principles – Quality of Design states that good quality design will be sought in all forms of development.

Policy CE5 - Locally Listed Buildings and Sites - Buildings and sites of local significance for their architectural or historic interest will be included on a local list and should be protected from demolition or inappropriate development.

5.6 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) relevant.

6. CONSULTATION RESPONSES

6.1 Principle Heritage Officer: *The asset is located close to the roadside boundary, making it prominent within the streetscape despite its diminutive size.*

By contrast, the building proposed for alteration is of two-storey C20 construction, is set-back from the road, and further separated from the listed asset by a tall, vertically-boarded timber fence. It is proposed to alter the flat-roofed porch to the front elevation of this C20 building – to be replaced by one of similar footprint, but with a pitched lean-to roof (with materials which match the principal dwelling).

As such, it is considered that such an alteration would not impact upon the way in which the listed asset is experienced - and it's setting will be preserved.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28.8.25

7.1 NEIGHBOURS: No comment

7.2 COUNCILLORS: No comment

7.3 COMMUNITY COUNCIL: No comment

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The subject of this application is the construction of a porch that is positioned on the front of the dwellinghouse, therefore its visible within the public realm and will impact upon the amenity and character of the area, however given the limited change proposed it is not considered to result in a significantly different impact that would be harmful to the amenity or character of the area.

8.2.2 The house extension and domestic outbuilding SPG states that 'A porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials.' The external finishes are proposed to match the existing dwelling which will result in a coherent visual impact. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 Residential Amenity:

8.3.1 The proposed development would result in an enlargement of the existing built form. Although, the development is proposed with a max height of 3.7m and given the amount of set off the common boundary it is not considered that the proposed development would result in any unacceptable level of overbearing impact. Therefore, any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.4 Biodiversity:

8.4.1 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. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.5 Heritage:

8.5.1 Due to the proximity to a Grade II listed building located at 27 Caerphilly Road the Heritage Officer was consulted on the application. It was considered that the development would not impact upon the way in which the listed asset is experienced, and its setting will be preserved. Therefore, there are no objections.

Other Issues

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 has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

11. DECISION

Approve subject to the following conditions:

1. The development shall be implemented in accordance with the following plans and documents: Proposed Porch North and West Elevation, Proposed East Elevation, Plan of Front Garden Including Proposed Porch.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans. Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Porch North and West Elevation, Proposed East Elevation, Plan of Front Garden Including Proposed Porch.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 and CE5 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.