

Delegated Decision Report

Application No:	25/0263	Statutory Period Expires:	25th July 2025
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Site:	145 Christchurch Road Newport NP19 7SB		
Proposal:	RETROSPECTIVE APPLICATION FOR NEW VEHICULAR ACCESS AND ASSOCIATED WORKS		
Applicant:	D. Maskell		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 145 Christchurch Road is a terraced 2no storey property situated in the Beechwood ward. It currently has a front garden, obscured by hedges. The adjoining property has a hardsurfaced driveway with access. Properties on this side of the road are set down slightly from the highway. Driveways are commonplace although some properties have somewhat eroded the pleasant hedges and boundaries that otherwise border front gardens by hardsurfacing the entirety of front areas and removing front enclosures altogether. This does not have a positive impact upon the streetscene and any benefits in parking terms are generally negated as on road parking is reduced to avoid blocking new off-road spaces.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to construct a new area of hardstanding in the front garden to be used for carparking. The area currently slopes towards the house consisting of a grassed area and hard surfaced footways. Under the proposal the front garden will be levelled to the kerb and retained with a 1m retaining wall adjacent to the house. Walls will be provided to the side elevations at 1.2m high and at 0.6m high partially across the front of the site. The paved area will measure 8.5m in width and 5.6m in depth. The hardstanding will be 1.7m away from the front elevation of the house. 2no 0.6m boundary walls are proposed at the frontage of the hardstanding creating a 4m opening at the front boundary. The proposed surface finish is concrete block pavements on a granular sub-base which would be permeable. The proposal will require a new vehicular access off Christchurch Road.

4. RELEVANT SITE HISTORY

None.

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)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 Highways Officer:

We would have no objection to a standard footway crossing now that pedestrian visibility is provided and will need to be conditioned.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15.04.2025

7.1 NEIGHBOURS: 7no neighbours were consulted, sharing a common boundary and opposite, and no response was received.

8. ASSESSMENT

8.1 The front garden slopes away from the highway level so unlike properties opposite which are level with the highway, this property is set below it. While it would be obscured by the hedges, these are proposed to be removed. There is a low wall proposed at the frontage of the property which would reduce visibility somewhat. The visual impact of the proposed hardstanding would be increased as a consequence. It is noted that the application is in part retrospective and works on the site have already begun. It is considered that the proposal would not result in a significant adverse impact to the visual amenity of the street. It proposes to retain an Acer tree but in doing so will limit the space provided which only appears capable of accommodating a single vehicle. The intention to provide a low brick wall to frame the off road parking area and retain the existing tree does help in softening the development in visual terms when compared to some comparable developments nearby and this is welcomed. While the visual impact of the proposed development is detrimental compared to existing, there is already a precedent for similar development, with the appearance of the street somewhat eroded by the existence of similar off road parking and therefore, the proposed development would be acceptable in this context.

8.2 The hardstanding would be 1.7m away from the front elevation, 8.5m in width and it abuts the boundary between No.145 and No.147 as well as No.143. However, this is to the side and not directly in front of No.147 or No.143. There may be limited scope for car headlights to shine into neighbouring windows as cars enter the site, but this would be of limited duration. It is considered that the proposal would not result in an adverse impact to neighbouring amenity.

8.3 While there is a loss of on-street parking as a result of the proposals by reason of the access itself, No.145 gains off-road parking. In parking terms the scheme is of neutral benefit but may remove the presence of vehicles on the pavement.

8.4 The hardstanding meets the minimum requirements of the Council's Parking SPG which requires hardstanding to have a minimum length of 5.5m and a width of no less than 2.4m. Initially, the NCC Highways Officer objected on the grounds that the drive should be inset and a boundary treatment or low level wall was needed to define the access and should provide 2m by 2m visibility splays. Subsequently, new plans were submitted to show

pedestrian visibility and the NCC Highways Officer has withdrawn objections. The surface finish of the hardstanding would be concrete block pavements on a granular slab for permeability and there are ACO drainage channels within the site area at the rear of the raised area that are proposed to serve the new development. These drainage channels would connect to a perforated drainage pipe just above the splash path level, (1m below the raised area along the Northern edge of the driveway) and discharge via weep holes through the wall. The splash path would be non-permeable porcelain slabs.

- 8.5 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. A bird nesting box is proposed and this is acceptable.

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 hardstanding will not harm residential amenity and is acceptable in terms of visual amenity. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Location Plan (Received 14.04.2025)
- Existing and Proposed Layout and Elevations. (Received 13.06.2025)
- Block Plan of Dropped Kerb Received 14.04.2025)
- Block Plan (Received (04.04.2025)
- Correspondence RE: Drainage & Surface Materials (Received 17.07.2025)

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 BIRD BOX CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bat box shall be installed in accordance with Block_Plan_received_04.04.2025 and retained for the lifetime of development.

Reason: In the interest of biodiversity.

03 PEDESTRIAN VISIBILITY CONDITION

No part of the development shall be brought into use until visibility splays of 2 metres by 2metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

04 BOUNDARY WALL CONDITION

Prior to the first beneficial occupation/use of development hereby approved, the boundary wall shall be erected in accordance with Existing_and_Proposed_Elevations_received_13/06/2025 details that have first been submitted to and agreed in writing by the Local Planning Authority. The approved means of enclosure shall be retained thereafter in perpetuity.

Reason: In the interests of residential amenities

05 TREE CONDITION

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

Reason: To protect existing landscape features on the site.

06 BOUNDARY WALL MATERIAL CONDITION

No work shall be commenced on the construction of the approved scheme until details of materials and finishes to be used on the external surfaces of the proposed boundary wall 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

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing and Proposed Elevations (Received 15/04/2025)
- Location Plan (Received 04/04/2025)
- Site Plan (Received 04/04/2025)
- Existing Footway Rev A (Received 14/04/2025)
- Correspondence RE: Drainage & Surface Materials (Received 17.07.2025)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 and GP6 were relevant to the determination of this application.

03 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.

04 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.