

Delegated Decision Report

Application No:	26/0116	Statutory Period Expires:	22nd May 2026
------------------------	----------------	----------------------------------	----------------------

Site:	62 Deepwater Drive Newport NP19 4ER		
Proposal:	ERECTION OF DETACHED GARDEN ROOM (RETROSPECTIVE)		
Applicant:	M Weaver		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a semi-detached two storey dwelling located in Glan Llyn, in the Llanwern ward. It is in the rear garden of a modern brick dwelling set on a modern estate with back to back gardens. Externally, the property is finished in red brick with white uPVC windows. The site shares its rear boundary with no.11 and no.9 Donawitz Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 Retrospective planning permission is sought for a single storey outbuilding in the rear garden. The outbuilding measures 5.13m in width and 3.26m in depth. The height measures 2.8m to the top of the near flat roof, reducing to 2.57m at the rear. Fenestration consists of 1no set of patio doors on the front elevation. Externally, the outbuilding is finished in render painted dark grey on the front elevation and breezeblock, on the side and rear elevations. Dark grey/black fascias frame the roof which appears to be finished in felt. It is proposed to paint the outbuilding in RAL:040 40 40 (Brick Red) as part of this proposal.

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)

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 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 05.03.2026.

7.1 NEIGHBOURS: 7no neighbours were consulted. 2no objections received to date.

64 Deepwater Drive

I'd just like to comment about the structure built in my neighbour's garden. The building is very tall and very close to the boundary fence and is not commensurate with the styling of the rest of the buildings in the area. Also, the painted breeze blocks facing me is already weather worn.

9 Donawitz Road

I would like to formally express my concerns regarding the appearance of the development. In its current form, I find the aesthetics of the building to be unsatisfactory and out of keeping with the surrounding houses.

In particular, the external blockwork finish appears incomplete and visually untidy. I strongly believe that the exterior should be rendered or finished with appropriate cladding to achieve a higher-quality appearance that is more consistent with neighbouring properties.

This concern is not only my own, every visitor to my home has remarked on how out of place and unfinished the building looks within a row of otherwise well-presented new-build houses. I am concerned that if we decide to sell our home in the future, that in its current state it will devalue or put potential buyers off my property.

I respectfully request that the planning authority consider requiring an improved external finish, such as rendering or cladding, to ensure the development better complements its surroundings.

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.62 Deepwater Drive which is not visible from the public realm. As such, it is considered that the outbuilding is 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 outbuilding is appropriately scaled in relation to the rear garden, and an adequate area of usable garden space would be retained. In terms of appearance, the outbuilding comprises a near flat roof

and would be finished render, painted grey. It is considered that the outbuilding is ressemblant of a typical garden structure and does not appear incongruous in this location.

8.3 It is acknowledged that concerns have been raised by neighbouring occupiers in relation to the external appearance of the outbuilding, namely that materials and external finish of the outbuilding are not in keeping with the area. The House Extensions and Domestic Outbuildings Supplementary Planning Guidance does not provide specific criteria relating to the external finish of outbuildings; therefore, there is no established benchmark against which to assess acceptability in this regard. The structure is constructed from breezeblock with the front elevation rendered and the remaining elevations are, at present, exposed breezeblock which, when viewed in the context of the house and neighbours, is an uncharacteristic finish. Following discussion with the applicant, it has been confirmed that the remaining elevations will be painted in a colour compatible with the surrounding area such as brick red but the 2 x side and 1 x rear elevation will remain as painted breezeblock. To ensure that the painting is undertaken as necessary, a condition will be added to ensure compliance within three months. While it is acknowledged that a breezeblock finish does not match the brick finish of the dwelling, the outbuilding is only partially visible above the boundary fencing, and the painting of the breezeblock will help to minimise the visual impact of the structure so it is considered that the harm is limited in this instance. A 2.5m high outbuilding can be constructed with the benefit of permitted development rights under Class E with no conditions relating to finishes. On balance, subject to the condition cited and having regard to the considerations above, the development is acceptable in visual amenity terms.

8.4 **Residential Amenity:**

In terms of siting, the outbuilding would be marginally set in from the shared boundaries with nos.60 & 64 Deepwater Drive nos.9 & 11 Donawitz Road. The shared boundaries are defined by 1.8m-2m tall timber fencing. As such, the outbuilding would appear elevated above the boundary fencing however the outbuilding is limited to a maximum height of 2.8m and at the rear extent of the garden so it is considered that the proposed outbuilding would not have an unacceptable overbearing impact on the neighbouring properties.

8.5 Moreover, regard has been given to the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in relation to the siting and scale of outbuildings within the curtilage of a dwellinghouse. As mentioned above, an outbuilding of this footprint could be sited in the rear garden without the need for planning permission. In this instance, planning permission is required owing to the height only. It is considered that at present the building has a finish and colour that is not commensurate with the prevailing red brick finish of houses that is characteristic of the area. The building is not readily visible from public vantage points but can be viewed from neighbouring gardens where the prevailing grey finish jars with the boundary fencing and green garden landscapes. The applicant has confirmed the building will be painted a brick red and a condition can be controlled to secure this. The proposal would not have a demonstrable adverse impact on neighbouring amenity.

8.6 In terms of privacy, 1no set of patio 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. Therefore, 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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved 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 is not 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 structure is painted in RAL 040 40 40 within three months of this permission.

11. DECISION

GRANTED WITH CONDITIONS

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

- Site Location Plan
- Block Plan and Elevations

- Site/Block Plan, Proposed Outbuildings

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 The outbuilding hereby permitted shall be completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out below:

i) within 3 months of the date of this decision the external elevations of the outbuilding hereby approved shall be painted brick red in shade RAL 040 40 40.

ii) if an appeal is made in pursuance of (i) above, that appeal shall have been finally determined and the submitted appeal shall have been approved by the Welsh Ministers.

The outbuilding shall be maintained as approved for the lifetime of development.

Reason: In the interests of safeguarding visual amenity, in accordance with LDP Policy GP2 and GP6.

03 No window or door openings shall be formed in the northeastern (rear) elevation nor the southeastern (side) and northwestern (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).

04 Within 3 months of the date of this decision, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in full and retained for the lifetime of the development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011–2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Block Plan and Elevations, Site/Block Plan, Proposed Outbuildings.

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.

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.