

# Notice of Decision



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## **TOWN AND COUNTRY PLANNING ACT 1990 [as amended]**

Application No: **25/0982**

Application Type: **Full**

Proposal: **PROPOSED CONSTRUCTION OF A SELF CONTAINED FLAT WITH ON SITE PARKING, REFUSE AND CYCLE STORAGE FACILITIES**

Site/Location: **21 Clyffard Crescent, Newport, NP20 4GF**

Decision Date: **5th February 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 21st November 2025. The application has been:-

### **Refused**

Reason(s) for refusal:

1. The proposal represents an overdevelopment of the site which is demonstrated through two main ways:

1. Impact on neighbouring occupiers including the host property (loss of amenity space / car parking that currently serves the host property which is a substantial residential property) and overbearing impact, particularly on the host property which would be left with a very short garden and a high building in close proximity to rear windows).
2. Poor level of amenity for future occupiers due to a lack of a meaningful external amenity space to serve the proposed residential unit and substandard floor area in relation to the New Dwellings Supplementary Planning Guidance and the Welsh Development Quality Requirements 2021, and lack of adequate parking provision for the proposed unit with no justification for the deficit.

Therefore, the proposal is contrary to the New Dwellings Supplementary Planning Guidance Document (Adopted January 2020) Policy H6, GP2, GP4 and T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

2. The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).
3. The development would have a significant adverse impact upon the character and appearance of the area through the introduction of an over scaled building with very little architectural detail resulting in excessive bulk and massing contrary to the placemaking objectives of Planning Policy Wales (Ed.12) and Policy GP6 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

2015).

NOTE TO APPLICANT

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This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.  
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos:
  - o Proposed & Existing Site Plan (Drawing ref: AL(00)04 Rev B)
  - o Green Infrastructure Statement (Received: 17.11.2025)
  - o Location Plan (Drawing ref: AL(90)01)
  - o Proposed Elevations (Drawing ref: AL(00)02 Rev C)
  - o Proposed Plans (Drawing ref: AL(00)01 Rev C)
  
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP10, SP13, GP2, GP4, GP5, GP6, H2, H4, H6, T4 and W3 were relevant to the determination of this application.
  
3. 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.

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Signed on behalf of the Council



Newport City Council  
Regeneration and Economic Development  
Civic Centre  
Newport  
South Wales  
NP20 4UR

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development**  
**Cyngor Dinas Casnewydd / Newport City Council**

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*IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM*

# Notes for Applicants

## TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
  - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
  - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
  - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework ([gov.wales](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).