

# Notice of Decision



A Beqiri  
Arkiplan Architectural Ltd  
Lytchett House,  
13 Freeland Park,  
Wareham Road,  
Poole, Dorset  
BH16 6FA

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

Application No: **25/0136**  
Application Type: **Full**  
Proposal: **CONVERSION OF EXISTING DWELLING INTO TWO SEPARATE DWELLINGS WITH INTERNAL ALTERATIONS ONLY**  
Site/Location: **Serempore, Newport Road, Cardiff, CF3 2UR**  
Decision Date: **17th July 2025**

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 12th March 2025. The application has been:-

### **Refused**

Reason(s) for refusal:

1. The proposed development would result in significant intensification and overdevelopment of the site through the provision of an additional dwelling resulting in an adverse impact on the safe and efficient use of the highway network linking to the A48 and the layout does not afford sufficient manoeuvring or turning space for vehicles to enter and leave in a forward gear and absence of passing places along the private drive contrary to the aims of Policy GP4, T4 and H6 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).

## **NOTE TO APPLICANT**

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 Location Plan & Existing and Proposed Site Plan 24-2354 D01 Rev 1
  - o Existing Floor Plan (Drawing ref: 24-2354 D04 REV 0)

- o Existing Ground Floor (Drawing ref: 24-2354 D02 REV 0)
  - o Existing Roof Plan (Drawing ref: 24-2354 D06 REV 0)
  - o Existing West and South Elevation (Drawing ref: 24-2354 D10 REV 0)
  - o Proposed East and North Elevation (Drawing ref: 24-2354 D09 REV 0)
  - o Proposed First Floor Plan (Drawing ref: 24-2354 D05 REV 0)
  - o Proposed Ground Floor Plan (Drawing ref: 24-2354 D03 REV 0)
  - o Proposed Roof Plan (Drawing ref: 24-2354 D07 REV 0)
  - o Proposed West and South Elevation (Drawing ref: 24-2354 D11 REV 0)
  - o Existing East and North Elevation (Drawing ref: 24-2354 D08 REV 0)
  - o Wildlife Triggers Table & Ecology Householder Biodiversity Checklist (Dated: February 2025).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP4, GP5, GP6, 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).