

# Delegated Decision Report

<b>Application No:</b>	24/0729	<b>Statutory Period Expires:</b>	22nd November 2024
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<b>Site:</b>	Chirtwell Cottage 8 Bulmore Road Caerleon Newport NP18 1QQ		
<b>Proposal:</b>	ALTERATIONS TO EXISTING DWELLING HOUSE AND REPLACEMENT OF ALL WINDOWS AND DOORS		
<b>Applicant:</b>	Garrett		
<b>Type:</b>	Full	<b>Ward:</b>	Caerleon
<b>Decision:</b>	GRANTED WITH CONDITIONS		

**1. BACKGROUND**

1.1 None.

**2. SITE LOCATION AND CONTEXT**

2.1 Chirtwell Cottage is a modern property fronting Bulmore Road. It is within the Caerleon Conservation Area and Article 4(2) Direction 2020. The Article 4(2) Direction affects the removal and renewal of doors and windows within external walls and therefore planning permission is required.

**3. DESCRIPTION OF DEVELOPMENT**

3.1 The proposals include the replacement of existing casement windows with modern flush upvc casements to match the design of the existing timber windows. It is also proposed to replace the front door and the creation of a new ground floor opening in the north-eastern elevation. Changes to fenestration are also proposed at the rear of the property, as is the demolition of the chimney.

**4. RELEVANT SITE HISTORY**

App Number	Proposal	Decision	Decision Date
08/0211	ALTERATIONS AND EXTENSIONS TO ROOF ON FRONT ELEVATION	REFUSED	10.04.2008

**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 SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP6 General Development Principles – 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.

Policy CE7 Conservation Areas sets out the criteria that development proposals within or adjacent to the conservation area must comply with in order to preserve or enhance the conservation area.

#### 5.4 SUPPLEMENTARY PLANNING GUIDANCE CAERLEON CONSERVATION AREA APPRAISAL

### 6. CONSULTATION RESPONSES

6.1 Principal Heritage officer: Chirtwell Cottage (8 Bulmore Road) is a mid-late 20th century building situated within the Caerleon Conservation Area. It was constructed as part of group of 4 cottages along Bulmore Road. Chirtwell Cottage and neighbouring number 9 appear to have their original casement windows, whereas numbers 7 and 10 have replacement upvc casement windows to match. The application proposes the replacement of these windows with modern flush upvc casements, as well as the replacement of the existing door. Given the age of the property and the street scene, I have no objections to the proposed window replacements. The proposed units appear to be good quality and will match the design of the existing.

One element I would query is the design of the proposed door. The existing door is a beautiful solid timber door with a colourful glazed toplight. It adds some character to both the property and wider street scene, and is somewhat unique. The replacement of this with a contemporary front door and full height glazed panel would, in my opinion, be the element that gives the entire property a heavily modern aesthetic. It is important that whilst these properties are 20<sup>th</sup> century, their period remains readable and in keeping with each other. It would be good if this alteration could be reconsidered.

The application also proposes alterations to the rear elevation. I have no objections to these changes, given the rear has seen modern fenestration, and the elevation is not visible from open public spaces within the conservation area.

6.2 Heneb: The proposed development involves alterations to existing dwelling house and replacement of all windows and doors. The works are of small scale, and any groundworks are internal and in an area already disturbed by the existing building. Therefore, the likelihood of encountering buried archaeological remains is considered to be low. As a result, there is unlikely to be an archaeological restraint to this proposed development. Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

### 7. PUBLIC REPRESENTATIONS

Neighbour and notification letters were sent on 5<sup>th</sup> September and 29<sup>th</sup> October. 2024.

7.1 NEIGHBOURS: No responses have been received.

### 8. ASSESSMENT

8.1 **Principle of Development:**

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. These matters are discussed further below.

## 8.2 **Visual Amenity/ Character and Appearance;**

The proposals are considered to be sympathetic to the character of the host dwelling and whilst plastic windows are proposed, which is generally not supported in conservation areas, in this instance the property is relatively modern and not seen in the context of the more historic core village area. Furthermore, comparable properties adjacent to it have already undertaken similar changes and the Heritage Officer has confirmed the window types are acceptable quality and so the proposed upvc windows are not considered to result in an adverse impact to the character of the area. The windows will be flush fitting and grey in colour which is considered to be acceptable.

8.3 Following concerns raised by the Council's Heritage officer the design of the replacement front door has been amended so that it is more sympathetic, and the glazing panel is no longer proposed. The Council's Heritage officer subsequently confirms no objections are offered and likewise no objections are offered to the proposed changes at the rear of the property.

## 8.4 **Residential Amenity:**

The proposed changes do not give rise to residential amenity concerns. Whilst a new ground floor opening is proposed in the side elevation of the property orientated towards no.7 Bulmore Road, this window would be obscure glazed and so will not result in a detrimental impact to neighbouring privacy.

## 8.5 **Heritage:**

As noted above, the property is within the Caerleon Conservation Area and Article 4(2) Direction 2020. The Council's Heritage officer confirms no objection are offered to the changes at the rear of the property or the demolition of the chimney given the modern nature of the property. The Heritage officer initially raised some concerns with the design of the new front door and glazing panel. The design of the front door has subsequently been amended and the glazing panel removed from the proposal. The Heritage officer therefore confirms that no objections are offered to the proposals. The windows will be flush fitting and grey in colour which is considered to be acceptable. The proposals are considered to be acceptable having regard to the modern nature of the property and would preserve the character of the area in accordance with the Historic Environment (Wales) Act 2023.

## 8.6 **Archaeology:**

Heneb are the Council's archaeological advisors and have been consulted. They advise that as the works are of small scale, and any groundworks are internal and in an area already disturbed by the existing building. Therefore, the likelihood of encountering buried archaeological remains is considered to be low. As a result, there is unlikely to be an archaeological restraint to this proposed development. Consequently, Heneb have no objections to the positive determination of this application.

## 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 proposals are considered to be in keeping with the modern character of the property and will preserve the character of the conservation area in accordance with the Historic Environment (Wales) Act 2023.

10.2 The application is granted subject to the following conditions.

**11. DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: R783-04 Revision A, R783-03 Revision A.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

***General conditions***

02 The new ground floor window in the north-east elevation of the property as hereby approved shall be obscure glazed at the time of installation and shall be retained in that state at all times thereafter.

Reason: In the interests of neighbouring amenity in accordance with Policy GP6 of the NLDP.

***NOTE TO APPLICANT***

01 This decision relates to plan Nos: R783-02, R783-04 Revision A, R783-03 Revision A.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP6 and GP7 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.