

Notice of Decision



D Hand
DPH Architect
6 West Grove
Merthyr Tydfil
CF47 8HJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0861**

Application Type: **Full**

Proposal: **PROPOSED EXTENSION AND ALTERATION OF EXISTING SINGLE-STOREY DWELLING (BUNGALOW) TO FORM A 2-STOREY DWELLING, INCLUDING PARTIAL DEMOLITION AND ASSOCIATED LANDSCAPING WORKS**

Site/Location: **11 Pentre Tai Road, Rhiwderin, Newport, NP10 8RL**

Decision Date: **11th December 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 16th October 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents:
 - Proposed Ground Floor Plan – Overlay with Existing (Drawing ref: PL 09 Rev B)
 - Existing and Proposed Street Scene Elevation (Drawing ref: PL 08 Rev B)
 - Proposed Elevations (Drawing ref: PL 07 Rev B)
 - Proposed First Floor Plan (Drawing ref: PL 06 Rev A)
 - Proposed Ground Floor Plan (Drawing ref: PL 05 Rev B)
 - Proposed Site Plan (Drawing ref: PL 04 Rev B)
 - Existing Elevations (Drawing ref: PL 03 Rev A)
 - Existing Floor and Roof Plan (Drawing ref: PL 02 Rev A)
 - Existing Site Plan (Drawing ref: PL 01 Rev A)
 - Site Location & Block Plan (Drawing ref: LP 01)
 - Green Infrastructure Statement & Biodiversity Enhancement Scheme (Received: 13/10/2025)
 - Swept Path Analysis Estate Car (Drawing ref: 25-756-TR01)
 - Bat Inspection Survey – October 2025 by BE Ecological Ltd (Received: 13/10/2025)

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 The first floor side elevation windows serving the bathroom and ensuite shall be obscure glazed to Level 5 and retained for the duration of the use.

REASON: In the interests of privacy in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 03 Prior to the erection of any boundary treatment, details in the form of elevation plan and materials shall be submitted to and agreed in writing by the Local Planning Authority. Development shall commence in accordance with the agreed details and maintained as such.
REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2011).
- 04 Prior to the siting of the waste and recycling storage area, elevation details shall be submitted to and agreed in writing by the Local Planning. The use shall commence in accordance with the agreed details and retained for the duration of the use.
REASON: To ensure suitable waste and recycling storage is provided in accordance with Policy W3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 05 The hardstanding forward of the principal elevation shall be formed of permeable pavements and retained as such for the duration of the development.
REASON: In the interests of sustainable drainage and reduction of surface water run-off onto the highway in accordance with Policies SP4 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 06 The biodiversity enhancements as detailed in Section 9.0 of the Bat Survey shall be installed prior to completion of the works hereby permitted and retained for the duration of the use.
REASON: To provide a biodiversity enhancement in accordance with the aims of Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2025 (Adopted January 2015).
- 07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, or E shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.
- 08 The soft landscaping as shown on the approved drawings shall be implemented prior to the first beneficial use of the development and retained as such for the duration of the use.
REASON: To ensure integration with the wider character and appearance of the area in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 09 The development shall be completed in accordance with the material finishes as detailed within approved drawing Proposed Elevations (Drawing ref: PL07 Rev B) and maintained as such in perpetuity.
REASON: In the interests of visual amenity in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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.

- 01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP4, GP2, GP4, GP5, GP6, T4 and W3 were relevant to the determination of this application.
- 02 The applicant should contact the Highway Networks Section on 01633 656656 to arrange for the provision of a dropped kerb.
- 03 Caution should be exercised due to the possibility of encountering bat roosts unexpectedly during development work. In the event that a bat roost is found, work on the structure should cease immediately whilst advice is sought from the Countryside Council for Wales on 02920 772400.
- 04 The applicant should contact the Sustainable Drainage Approving Body at sab@newport.gov.uk for clarification if the scheme

would be subject to a SAB application.

- 05 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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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) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email 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).