

# Notice of Decision



C Barnett  
CMB Design and Build Ltd  
Kingshill House  
Stow Hill  
Newport  
NP20 4EA

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

Application No: **24/1034**  
Application Type: **Full**  
Proposal: **PROPOSED DEVELOPMENT TO CREATE 2NO. DETACHED DWELLINGS WITH DETACHED DOUBLE GARAGES AND ASSOCIATED PARKING**  
Site/Location: **15 Ridgeway, Newport, NP20 5AF**  
Decision Date: **22nd May 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 19th December 2024. The application has been:-

### Refused

Reason(s) for refusal:

1. The proposal is 'backland' development which would result in the overdevelopment of the site and be out of character with the well-established pattern of development by protruding away from the building line of residential dwellings. The proposed dwellings, garages, engineering works and retaining structures would erode the undeveloped garden land which currently acts as a buffer between built development and the open countryside, causing harm to the character and appearance of the area. The development would also incorporate a very wide and intrusive access, and access road of substantial width, which would be out of keeping and detrimental to the appearance of the street scene of Ridgeway and exacerbate the visual impact of the development on the wider landscape. There is a lack of detail in relation to the proposed engineering and levelling works and associated retaining structures which fails to offer mitigation for the visual impact of these engineering works. The proposal is therefore contrary to Policies GP2, GP6 and H6 of the Newport Local Development Plan (Adopted January 2015).
2. The proposed dwellings would be remote from the highway with regard to waste collection. This concern is exacerbated by the topography of the site, which would result in future occupiers having to drag waste bins uphill for a considerable distance. This would adversely impact upon the residential amenity of future occupiers of the dwellings, contrary to Policy GP2 of the Newport Local Development Plan (Adopted January 2015) and the Newport City Council Waste Storage and Collection Supplementary Planning Guidance (January 2020).
3. The proposal would have a significant adverse impact upon interests of acknowledged importance, namely residential amenity by reason of the separation distances between the front and rear elevations of the proposed dwellings and neighbouring gardens, being sited in a position where neighbouring dwellings currently enjoy a high standard of privacy and amenity. No information has been submitted to mitigate this objection. The proposal is therefore contrary to Policy GP2 of the Newport Local Development Plan (Adopted January 2015).
4. The proposed development would result in the introduction of traffic and pedestrian movements in close proximity to the boundaries of Nos. 13a and 15 Ridgeway where there are currently no such movements. The neighbouring dwellings currently enjoy a high standard of privacy and amenity and these movements would cause frequent disturbance, noise, light spill and motion and general activity which would compromise the amenity levels of these properties. The proposal is therefore contrary to Policy GP2 of the Newport Local Development Plan (Adopted January 2015).

5. The proposal has had a significant adverse impact upon interests of acknowledged importance, namely green infrastructure and biodiversity, due to the loss of trees and hedgerows from pre-emptive site clearance works. No Green Infrastructure Statement has been provided, neither has a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity been undertaken and there is insufficient information submitted to overcome these objections, including replacement planting at a ratio of 3 new trees to each tree lost. Furthermore, the application contains insufficient information in relation to the proposed engineering works and retaining structures to enable an assessment of the impact of these works on trees, including those belonging to neighbouring properties and those within the adjacent Ancient Woodland, to be undertaken. In addition, the application is not supported by a Preliminary Ecological Appraisal (PEA) describing the remaining habitats on site, assessing their likely biodiversity value before any clearance took place and applying the step-wise approach set out in Planning Policy Wales Edition 12 (PPW12). There is also a lack of information in relation to any potential impacts from the development upon protected species such as nesting birds and bats. The application is therefore contrary to Future Wales Policy 9, the aims of PPW12 in so far as they relate to biodiversity interests and environmental protection and Policy GP5 of the Newport Local Development Plan.
6. The proposed access is inappropriate to serve the proposed development, being too wide, which would encourage high traffic speeds, and it does not provide adequate pedestrian visibility splays, resulting in harm to pedestrian safety. Furthermore, the application contains insufficient information in relation to servicing and the provision of waste collection and delivery arrangements for the site. The proposal is therefore contrary to Policies GP4 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
7. 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 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: OS01 Site Location Plan, OS02 Proposed Site Plan, PL01 Proposed Floor Plan, PL02 Proposed Elevations, PL03 Proposed Garage, PL04 Rev A Proposed Site Sections, PL05 Proposed Site Plan Sheet 1, PL06 Proposed Site Plan Sheet 2 Rev B, PL07 Existing Site Sections, Planning Statement, Tree Information Report, Tree Protection Plan.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP2, SP4, SP9, SP13, SP21, GP1, GP2, GP4, GP5, GP6, GP7, CE3, CE8, H2, H6, T4, M1 and W3 were relevant to the determination of this application.
3. The Wildlife and Development, New Dwellings, Waste Storage and Collection, Parking Standards, Mineral Safeguarding, Trees, Woodlands, Hedgerows and Development Sites and Planning Obligations Supplementary Planning Guidance was relevant to the determination of this application.
4. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations, and it is considered that an Environmental Statement is not required.

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**

**Application Number: 24/1034**

**Decision Date: 22nd May 2025**

**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).