

Notice of Decision



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Skerryvore Designs
Sextons Tower
2 Caerphilly Road
Bassaleg
Newport
NP10 8LE

Rev 1

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0274**
Application Type: **Full**
Proposal: **CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS**
Site/Location: **Coc-Y-North Bungalow, Barn At , Coc-Y-North Lane, Rhiwderin, Newport, NP10 8RR**
Decision Date: **15th October 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 10th January 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

1. The development shall be implemented in accordance with the following plans and documents:
 - o SD 120 02 06B PROPOSED SITE LAYOUT
 - o SD 120 02 05D PROPOSED ELEVATIONS
 - o SD 120 02 04C PROPOSED FIRST FLOOR
 - o SD 120 02 03C PROPOSED GROUND FLOOR
 - o 24/1015/01 REV A SOFT LANDSCAPE PLAN
 - o Soft Landscape Outline Planting and Maintenance Schedule v2
 - o P 20040_501 REV 01 DRAINAGE DETAILS
 - o P 20040_500 REV 02 DRAINAGE LAYOUT
 - o WATER MANAGEMENT SOLUTIONS - BioDisc BA-BC Domestic Sewage Treatment Plant Range - DETAILS
 - o CDS - REF: 24.547 (30 November 2024) STRUCTURAL CONDITION SURVEY
 - o Barn conversion Coc Y North Lane Rhiwderin LVA Report v1 Feb 2024
 - o Bat Survey (Ecological Services Ltd August 2023 V1.0)

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

decision was based.

25/1042 – non-material amendment approved by Newport City Council on the 12th Decemeber 2025

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), Schedule 2, no development within Part 1 Classes A, B, C, D, E, or H, nor Part 2, Class A, nor any development within Part 40 Classes A, B, C, D, E or F shall be carried out.

Reason: In the interests of visual and residential amenities, to protect the rural character of the area in accordance with policies SP5 and SP8 of the Newport City Council Local Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure (other than those shown on the approved plans) shall be erected within or around the application site without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenities, to protect the rural character of the area in accordance with policies SP5 and SP8 of the Newport City Council Local Development Plan.

4. No window or door openings (other than those shown on the approved plans) shall be formed in any elevation of the new dwelling without the prior written consent of the Local Planning Authority. All windows and doors shall be retained in the approved format in perpetuity.

Reason: In order to protect the architectural integrity of the building, in the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5, SP8 and GP6 of the Newport City Council Local Development Plan.

5. There shall be no external lighting installed within the application site without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

6. Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

7. Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

8. Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 of the Newport City Council Local Development Plan.

9. Prior to the beneficial use of the development hereby approved, the x3no. Raised Ridge Tiles and a self contained ridge roosting area for bats shall be implemented in accordance with the details as shown on approved plan SD 120 02 05 D. The mitigation measures shall be retained thereafter for the lifetime of the development.

Reason: In the interests of ecology in accordance with policies SP9 and GP5 of the Newport City Council Local Development Plan.

10. All planting comprised in the approved details of landscaping, as detailed on the approved plans ref: 24/1015/01 REV A SOFT LANDSCAPE PLAN and Soft Landscape Outline Planting and Maintenance Schedule v2 shall be implemented no later than the first planting season following the beneficial occupation of the dwelling and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of biodiversity and visual amenity in accordance with the requirements of Polices GP5 and GP6 of the

11. The new dwelling hereby approved shall not be occupied until the parking spaces, drive, turning area, and entirety of the access have been completed in accordance with the approved plans and in accordance with any conditional requirements of this permission. The spaces shall then be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety, visual amenity and residential amenity in accordance with policies GP4 and T4 of the Newport City Council Local Development Plan.

12. The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

13. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site Measures to control noise and dust Details of street sweeping/street cleansing/wheel wash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policy GP4 of the Newport City Council Local Development Plan.

14. The rooflights as proposed within the approved plans shall be conservation style and maintained as such in perpetuity.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

15. Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway of Coc Y North Lane for a minimum distance of 5.5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety in accordance with Policy GP4 of the Newport City Council Local Development Plan.

16. No part of the development hereby approved shall be occupied until the visibility splays defined on approved plan 24/1015/01 REV A SOFT LANDSCAPE PLAN are cleared of all obstructions to visibility exceeding 600mm in height above carriageway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety in accordance with Policy GP4 of the Newport City Council Local Development Plan.

17. Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

18. Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed in accordance with Policy GP7 of the Newport City Council Local Development Plan.

19. Notwithstanding the submitted plans, no outbuilding shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of the outbuilding/shed within the rear garden area of the approved dwelling. The outbuilding shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 and GP6 of the Newport City Council Local Development Plan.

20. The development shall be implemented in strict accordance with the details contained within approved documents P 20040_501 REV 01, P 20040_500 REV 02 and WATER MANAGEMENT SOLUTIONS - BioDisc BA-BC Domestic Sewage Treatment Plant Range and shall be permanently maintained as such.

Reason: In the interests of residential amenity and the environment in accordance with Policies GP5 and GP7 of the Newport City Council Local Development Plan.

21. Prior to the beneficial use of the development hereby approved, details of waste storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained thereafter for the lifetime of the development.

Reason: In the interests of ecology in accordance with policy W3 of the Newport City Council Local Development Plan.

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.

1. The development plan covering Newport is the Newport Local Development Plan 2011-2026 (Adopted January 2015). Policies *** were relevant to the determination of the application.
2. The amended Wildlife and Countryside Act 1981 protects bird species whilst nesting in the UK. This protection extends to a bird, its nest, eggs, and young until such time as the young have fledged. Development including vegetation clearance should proceed outside the peak bird-breeding season (generally considered to be March through August inclusive) or within the breeding season only if a pre-clearance survey shows no breeding birds to be present, nesting or commencing nesting within the vegetation to be affected.
3. 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.

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
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Application Number: 24/0274

Decision Date: 15th October 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) 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).