

# Notice of Decision



S Gadsby  
Ty Green Ltd  
10 New Road  
Caldicot  
Caldicot  
NP26 4HG

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

Application No: **24/0524**

Application Type: **Full**

Proposal: **CONVERSION OF BUILDING INTO RESIDENTIAL USE TO INCLUDE A SMALL SIDE EXTENSION, CONSTRUCTION OF DETACHED DOMESTIC STABLE BLOCK, STANDALONE BAT HOUSE AND ASSOCIATED WORKS INCLUDING LANDSCAPING, FORMATION OF A SMALL DOMESTIC GARDEN, IMPROVEMENTS TO ACCESS AND PROVISION OF TWO PARKING SPACES**

Site/Location: **Land North Of Rock Cottage, Arcade Road, Penhow, Newport, South Wales,**

Decision Date: **4th December 2024**

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 15th October 2024. The application has been:-

### Refused

Reason(s) for refusal:

1. The proposal, by reason of size, design, layout and location will have a significant adverse impact upon the character and appearance of this area of open countryside and the Wentwood Special Landscape Area. It necessitates new detached buildings to support it and will give rise to the suburbanisation of this isolated and typically rural site by the introduction of significant operational development and the impacts associated with use as a dwelling such as an expansive domestic curtilage, accumulation of domestic paraphernalia, enclosures, lighting, surfacing, and ornamental planting. This is contrary to policies SP1, SP5, SP8, GP6 and CF7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. It has not been demonstrated that the building is structurally sound or capable of conversion without substantial reconstruction works relative to the scale of the existing building and gives rise to a dwelling with unduly small internal space standards to the detriment of rural planning policy and future residential amenity. The development is contrary to policies, SP5, GP2, GP6 and H10 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its on-going requirement for affordable housing. This is contrary to Policy 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:

TG2203-00 Rev C Block and Location Plan (received 18/09/2024)  
TG2203-01 Existing Plans and Elevations  
TG2203-21B Proposed plan and elevations (received 18/10/2024)  
TG2203-22B Proposed stables  
TG2203-24B Bat House  
TG2203-25 D Soft Landscaping Plan (received 18/10/2024)  
TG2203-26 Foul Drainage  
TG2203-27 Lighting strategy  
TG2203-28 Site sections  
TG2203-29 Integration of hardscaping into the landscape  
TG2203-30 Gate detail Integration of hardscaping into the landscape  
TG2203-31 Tree protection fence  
TG2203-32 Structural Enhancement Strategy (received 18/10/2024)  
TG2203-33 Structural Enhancement Strategy 2 (received 18/10/2024)  
TG2203-34 Integrity of Original Structure (received 18/10/2024)  
TCP-TPP - Tree Protection Plan

Preliminary Ecological Assessment (received 17/06/2024)  
Bat Survey (received 17/06/2024)  
Business Re-Use Report (received 17/06/2024)  
Tree Technical Note (received 17/06/2024)  
Welsh Water Waste Plan (received 17/06/2024)  
Speed Survey (received 17/06/2024)  
Tree and Root Protection - All Sites (received 17/06/2024)  
2024-06 Green Infrastructure Statement - Land North of Rock Cottage  
Package Treatment Plant Information (received 08/07/2024)  
British Water Code of Practice Drainage Fields amended final (received 21/06/2024)  
GRAF One2Clean Benefit Flyer (received 21/06/2024)  
Grassconcrete2 (received 21/06/2024)  
Hedgerow translocation method statement (received 21/06/2024)  
One2Clean Installation Manual Part 1[18] (received 21/06/2024)  
One2Clean Specification Sheet (received 21/06/2024)  
Package Treatment plant feasibility report (received 21/06/2024)  
PIA Certificate One2Clean Biological (received 21/06/2024)  
Planning statement (received 21/06/2024)  
Structural Inspection Report - QPM-R-S-500 Revision A dated 11 June 2024  
Soft Landscape Planting and Maintenance Schedule (received 21/06/2024)  
TG2203 Transport plan (received 21/06/2024)  
TG2203 Visual impact assessment (received 21/06/2024)  
Design and Access Statement (received 21/06/2024)  
Crack Repair Information (received 18/10/2024)

2. The following policies of the Newport Local Development Plan (2011-2026) were relevant to the determination of this application SP1 (Sustainability), SP5 (Countryside), SP7 (Green Wedges), SP13 (Planning Obligations), GP2 (General Development Principle -General Amenity), GP3 (General Development Principle -Service Infrastructure), GP4 (General Development Principle -Highways and Accessibility), GP5 (General Development Principle -Natural Environment), GP6 (General Development Principle -Quality of Design), GP7 (Environmental Protection and Public Health), T4 (Parking), M1 (Mineral Safeguarding), H10 (Conversions in the Countryside).
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.

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: 24/0524**

**Decision Date: 4th December 2024**

**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).