

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/1007**
Application Type: **Full**
Proposal: **ERECTION OF A REPLACEMENT DWELLINGHOUSE AND ASSOCIATED HARD LANDSCAPING SCHEME (PART RETROSPECTIVE) (RESUBMISSION OF 23/0853)**
Site/Location: **Hillcroft , Llandevaud Lane, Llandevaud, Newport, NP18 2AD**
Decision Date: **25th July 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 12th December 2024. 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: 752/3/02 - Proposed Site Plan (Excluding Proposed Landscaping); 752/3/03 - Proposed Floor Plans; 752.3.04 - Proposed Elevations 1; 752.3.05 - Proposed Elevations 2; Schedule of Materials and Finishes
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Scheme of Soft Landscaping
The dwelling hereby permitted shall be demolished and completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) within 3 months of the date of this decision a scheme of soft landscaping and management plan, including species, spacings and height when planted of all new planting, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
 - ii) if within 11 months of the date of this decision the local planning authority refuse to approve the landscaping scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.

iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.

iv) the approved landscaping scheme shall have been carried out and completed in accordance with the approved timetable.

Reason: In the interests of safeguarding landscape character and enhancing biodiversity, in accordance with LDP Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of PPW 12 and Future Wales Policy 9.

3. Foul Drainage

The foul drainage system for the site shall be undertaken in accordance with the details shown on the approved plans, which shall be implemented in full prior to the occupation of the dwelling and retained thereafter.

Reason: To ensure adequate drainage is provided in accordance with Policy GP3 of the NLDP 2011-2026 (adopted January 2015).

4. Demolition of Outbuilding

The existing timber outbuilding shall be demolished in its entirety within 3 months of the date of this permission.

Reason: In the interests of protecting the rural character and appearance of the surrounding countryside in accordance with Policy SP5 NLDP 2011-2026 (adopted January 2015).

5. Bird and Bat Boxes

The bird and bat nesting boxes as shown on the approved plans shall be installed in the south west side elevation of the dwelling hereby approved and retained thereafter.

Reason: In the interests of providing ecological enhancement in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

6. Removal of Permitted Development Rights - Classes A to F

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, E or F 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 and the countryside in accordance with Policy SP5 and GP2 of the NLDP 2011-2026 (adopted January 2015).

7. Removal of Permitted Development Rights - Means of Enclosure

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 2, Class A, no means of enclosure shall be erected on site without the prior written consent of the Local Planning Authority.

Reason: In the interests of protecting the visual amenities of the countryside in accordance with policies GP2 and SP5 of the NLDP 2011-2026 (adopted January 2015).

8. Hard surfacing of Access

The first 5 metres of the access into the site shall be completed in a bound material and retained in that state thereafter.

Reason: To prevent loose material entering the highway in the interest of highway safety in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

9. External Finishes & Materials

The dwelling hereby approved shall be completed in the external materials and finishes as per the approved plans and documents.

Reason: To ensure that the dwelling is finished in acceptable materials in accordance with Policy GP2 and GP6 of the NLDP 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.

1. This decision relates to plan Nos: Site Location Plan; Covering Letter; Photographs.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP21, GP2, GP4, GP5, GP6, GP7, H12, M1 and T4 were relevant to the determination of this application.
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
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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).