

# Notice of Decision



C Jackson  
CJ Projects  
Oaklands  
Devauden  
Chepstow  
NP16 6PE

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

Application No: **25/0092**  
Application Type: **Full**  
Proposal: **ERECTION OF A NEW DETACHED DWELLING**  
Site/Location: **Tan-Y-Derw , Market Road, Penhow, Newport, NP26 3AB**  
Decision Date: **8th 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 6th February 2025. The application has been:-

### **Refused**

Reason(s) for refusal:

1. Owing to its scale, design, location and appearance the proposal is overdevelopment and will result in a significant adverse impact on the character and appearance of the streetscape and its visual amenity. This is contrary to Policy GP2, GP6 and H6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
2. The proposal will result in an unacceptable adverse impact on the residential amenity of Tan y Derw through it being overdevelopment, having an overbearing impact and significant adverse impact on light received. This is contrary to Policies SP1, GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The development has a significant adverse effect on interests of acknowledged importance, namely highway safety, by reason of the intensification of an existing access and failure to provide acceptable improvement and visibility splays for the proposed development. No information submitted mitigates this objection. This is contrary to Policy GP4 and SP1 of the Newport 2011-2026 (Adopted January 2015).
4. The development has a significant adverse effect on interests of acknowledged importance, namely mature landscape features including trees and hedgerow and associated visual amenity and biodiversity interests. No information submitted mitigates this objection. This is contrary to Policy SP1, SP9 and GP5 of the Newport 2011-2026 (Adopted January 2015)
5. The proposal will result in the loss of green infrastructure and soft landscaping in order to facilitate the development. No suitably detailed Green Infrastructure Statement outlining how the Stepwise Approach of Planning Policy Wales Edition 12 has been adhered to in order to provide biodiversity compensation, mitigation and enhancement has been submitted. This results in an adverse impact on biodiversity and ecosystem resilience, which is contrary to Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Chapter 6 of Planning Policy Wales (Edition 12).

6. 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 SP13 and H4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

#### NOTE TO APPLICANT

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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: 2459/03 - Location Plan; 2459/04 - Existing Site Plan; 2459/05 - Proposed Site Plan; 2459/01 - Floor Plans; 2459/02 - Elevations; CJ Projects - Green Infrastructure Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP10, SP13, H2, H4, H6, GP1, GP2, GP4, GP5, GP6, GP7, W3 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.

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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: 25/0092**

**Decision Date: 8th May 2025**

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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](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).