

**Re: Planning Application 25/0607 – 11, Westfield Road, Newport, NP20 4ND
Proposed New Driveway with Canopy and Bin Store,
In-Ground Swimming Pool and Patio**

To Whom It May Concern,

I am writing to object to planning application **25/0607** for the proposed new driveway with canopy and bin store, together with an in-ground swimming pool and patio, at a property situated within The Shrubbery Conservation Area, Newport. I wish to raise multiple material planning objections concerning the adverse impact on the residential amenity, character, and environmental quality of the area.

1. Noise, Disturbance and Privacy

The introduction of an in-ground swimming pool will inevitably generate increased noise from swimming, gatherings, and social activities—particularly during evenings and weekends—causing unacceptable disturbance to neighbouring residents. The siting of the pool and patio would substantially increase outdoor activity and visibility, creating intrusive noise into adjoining gardens and windows. This constitutes a clear loss of privacy and contravenes the principles of good neighbour design. Continuous operation of pool filtration and pumping equipment would create a persistent mechanical hum, incompatible with the quiet character of The Shrubbery. No noise assessment has been submitted to demonstrate compliance with residential amenity standards under Policy GP2 (General Amenity) of the Newport Local Development Plan.

2. Visual Impact and Over-development

The combination of a new driveway, canopy, bin store, patio, and swimming pool represents over-development of the site and an excessive increase in hard surfacing. The scale and intensity of development would disrupt the established pattern of open, landscaped gardens that contribute to the Conservation Area's setting. The proposed canopy and hard landscaping are visually intrusive, failing to respect the scale, rhythm, or materials typical of The Shrubbery. The existing beautiful cast iron gate which is a feature of the pedestrian entrance in Westfield Road would be lost to future generations. This conflicts with Local Development Plan Policy CE7 (Conservation Areas) and national planning guidance promoting design that preserves or enhances heritage settings. Respecting local scale, materials, layout, and architectural details so that new additions do not dominate or detract from the historic setting.

- Policy CE7 requires that proposals for development *within or adjacent to* a Conservation Area should preserve or enhance its character or appearance. See democracy.newport.gov.uk+4democracy.newport.gov.uk+4democracy.newport.gov.uk+4

Under CE7, development will be judged against criteria such as:

- Respecting local scale, materials, layout, and architectural details so that new additions do not dominate or detract from the historic setting. democracy.newport.gov.uk+2democracy.newport.gov.uk+2
- Ensuring that landscaping, boundary treatments, and hard surfaces are sympathetic to the character of the area. democracy.newport.gov.uk+1
- Avoiding harmful changes to views, street scenes, and the established pattern of plots and gardens. democracy.newport.gov.uk+2democracy.newport.gov.uk+2
- Carefully controlling scale, massing, and external appearance so as not to erode the integrity of the Conservation Area. democracy.newport.gov.uk+2democracy.newport.gov.uk+2
- If a proposal fails to preserve or enhance the Conservation Area, it would conflict with CE7, and grounds for refusal may arise. democracy.newport.gov.uk+1

3. Conservation and light pollution

Pool and patio lighting which will inevitably follow would cause unacceptable light pollution in a currently tranquil area. The proposed new driveway, car canopy and bin store will also need illumination which will harm both the amenity of neighbours and the nocturnal environment. Artificial lighting at night disrupts natural ecosystems and harms many species. Nocturnal animals rely on darkness to hunt, feed, and navigate; excessive light confuses them, alters behaviour, and increases predation risks. For example, insects are fatally attracted to bright lights, reducing vital food sources for birds and bats and amphibians. Mammals experience disrupted breeding and feeding cycles. Light pollution also interferes with plant-pollinator interactions, threatening biodiversity. Overall, artificial lighting fragments habitats and disturbs circadian rhythms, undermining the delicate balance that nocturnal wildlife depends upon for survival. The lack of a lighting strategy is a significant omission, leaving the proposal contrary to the Welsh Government's objectives on environmental protection and biodiversity.

4. Drainage Issues

The introduction of a large impermeable patio area and an excavated pool raises legitimate concerns about surface water management and potential localised flooding. The impermeable patio area and excavated swimming pool will alter the site's natural drainage patterns, increasing surface water runoff onto adjoining land. This is particularly problematic in established residential gardens where existing drainage systems are limited. If pool water containing chlorine or algaecides leaks, overflows, or is discharged onto soft ground or into the local drainage network it will damage vegetation and harm soil organisms and aquatic wildlife, particularly in areas connected to natural drainage surface water systems such as exist in The Shrubbery Conservation Area in Westfield Road. In the absence of a Sustainable Drainage (SuDS) assessment or management plan, the proposal fails to demonstrate that neighbouring properties and the wider environment would not be adversely affected. No Sustainable Drainage (SuDS) assessment or maintenance strategy has been submitted, contrary to best practice and the requirements of the Flood and Water Management Act 2010.

5. Harm to the Conservation Area

The site falls within The Shrubbery Conservation Area, subject to the Article 4(2) Direction (2020) under the Town and Country Planning Act 1990, which removes certain permitted development rights to prevent erosion of the area's historic character. The proposal's combination of modern hard landscaping, pool lighting, and built structures is inconsistent with the character and appearance of this sensitive historic setting. Under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to ensure that all developments preserve or enhance the character and appearance of the Conservation Area. This proposal would do neither—it would dilute the historic integrity of the area and set a damaging precedent for further inappropriate developments. Construction of the pool, driveway, and patio would likely result in the removal of trees, shrubs, and established habitats, all of which contribute to local biodiversity and the leafy character of the Conservation Area. This directly undermines Newport City Council's own Tree Cover Regeneration Strategy, which commits to increasing canopy cover. Protecting existing mature trees within private gardens is essential to meeting the challenging targets of the Tree Cover Regeneration Strategy. Any net loss of canopy cover would run contrary to the Council's five-year Organisational Climate Change Plan (2022-27) setting out priorities, actions and milestones toward reducing the declared climate and ecological emergency (November 2021). The proposed canopy and bin store, if constructed in modern or industrial materials (metal, composite, or similar), would appear discordant with the traditional brick and slate vernacular of surrounding dwellings. This inconsistency would erode local distinctiveness and fail to comply with both Policy GP6 (Quality of Design) and the Shrubbery Conservation Area Appraisal, which emphasise maintaining architectural harmony.

6. Access, Parking, and Traffic Impacts

The new driveway and associated works risk increasing vehicle movements and disrupting established access arrangements in The Shrubbery Conservation Area. Construction traffic could cause obstruction, highway safety issues, and inconvenience to local residents. No construction management plan has been submitted to address these impacts.

7. Non-Compliance with Welsh Government Guidance

Welsh Government guidance on outbuildings and garden structures (Planning Permission: Outbuildings, 2024 update) clearly states that within a Conservation Area:

- No development can take place on land between the side elevation of the dwelling and the boundary;
- Outbuildings or pools exceeding 10m² located more than 20m from the dwelling require planning consent;
- Height and siting restrictions apply near boundaries.

The proposed pool and associated works appear to breach these siting limitations and therefore do not benefit from permitted development rights, particularly given the presence of an Article 4 Direction restricting such works in The Shrubbery.

In summary, the proposal would:

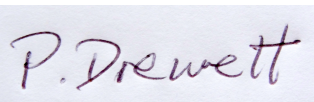
- Irreversibly damage the character and heritage value of The Shrubbery Conservation Area.
- Create light pollution and drainage issues;
- Undermine the biodiversity and tree cover strategy;
- Result in loss of privacy and visual harm;
- Cause unacceptable noise and disturbance to neighbours;

Therefore it is contrary to the following:

- Town and Country Planning Act 1990, Section 72(1)
- Newport City Council Local Development Plan Policies: CE7, GP2, GP6
- The Shrubbery Conservation Area Article 4(2) Direction (2020)
- Newport Tree Cover Regeneration Strategy (2023–2032)
- Welsh Government Planning Guidance on Outbuildings (2024)

For these reasons, I ask that Planning Application 25/0607 be refused in its entirety.

Yours faithfully,
Pat Drewett



Councillor Pat Drewett

Allt-yr-yn Ward Councillor/Cynghorydd Allt-yr-yn
Newport City Council/Cyngor Dinas Casnewydd
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