

Delegated Decision Report

Application No:	26/0236	Statutory Period Expires:	22nd May 2026
------------------------	----------------	----------------------------------	----------------------

Site:	<i>St Johns Church St Johns Crescent Rogerstone Newport NP10 9EY</i>		
Proposal:	<i>REFURBISHMENT (INCLUDING REPLACEMENT OF THE ROOF) OF AN EXISTING OUTBUILDING TO CREATE NEW W/C FACILITIES FOR ST JOHN BAPTIST CHURCH, ROGERSTONE</i>		
Applicant:	<i>A Rogers</i>		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a Church located on a corner plot linking St Johns Crescent and Wren Terrace within the Rogerstone West Ward. The surrounding area is predominantly residential. The outbuilding itself is located East of the existing Church and West of the Church Hall, to the south of the outbuilding lies a graveyard.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the replacement of the roof of an outbuilding located within the curtilage of St John Baptist Church to create a new W/C facility. The roof is proposed to adopt a pitched roof and will be constructed out of slate tiles, with the existing walls being built up with matching brick. The proposed outbuilding will now measure 2.44m in height to the eaves and 3.44m in height to the ridge. Externally, the proposal includes the blocking up of the previous access on the East elevation and the creation of a new door in the North side elevation of the outbuilding. As well as this a 2.8m access ramp is proposed on the Northern elevation.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity

GP4 - Highways and Accessibility

GP5 – Natural Environment

GP6 - Quality of design

SP9 – Conservation of the Natural, Historic and Built Environment

SP12 – Community Facilities

6. CONSULTATION RESPONSES

6.1 Welsh Water: No objection.

6.2 Ecology: No objection.

6.3 Environmental Health: No response.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 30.03.2026 to 3no. properties and a Site Notice was put up on 01.04.2026

7.2 No comments received.

7.3 Rogerstone Community Council: No response.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged, subject to all other relevant material planning considerations being addressed.

8.1.2 Policy SP12 (Community Facilities) is applicable to the assessment and determination of this application as it encourages new community facilities and the enhancement of existing essential facilities. In summary, the proposal is largely compliant with both local and national planning policies.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The subject of the application is the replacement of the existing roof to a proposed pitched roof. The site is located in between the Church and Church Hall and therefore is partially visible from the public realm. Notwithstanding this, the proposed alterations are of limited scale and therefore, any visual impact is not considered to prejudice the character and amenity of the area. Furthermore, the external finish of the building is to match the existing building which is considered to be acceptable within the context of the application site.

8.3 Residential Amenity:

8.3.1 The development is proposed with a maximum height of 3.44m, and no side windows are proposed. As a result, the proposal will not result in any greater impact than the existing building with regards to neighbouring residential amenity. The nearest residential property is located opposite the site, and there will be no adverse impact given the limited scale of development. Furthermore, bringing the existing vacant building back into use in association with the lawful use of the site would not result in any impact on residential amenity or the character of the local area.

8.4 Drainage:

8.4.1 Welsh water was consulted on the application and offered no objection in relation to the proposed drainage arrangements, seeing the disposal of surface water flows into a

soakaway.

8.5 Biodiversity:

- 8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. In this case a sparrow nesting box has been proposed, this is considered to be appropriate when considering the scale and context of the development.
- 8.5.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure statement proposes landscaping as an additional enhancement of biodiversity and is considered to be appropriately relative to the scale of the development. Final details regarding the landscaping will be secured by condition.
- 8.5.3 Due to the nature of the proposed development the Ecology Officer was consulted on the application and offered no objection to the works, citing that while there are concerns of the development on protected species such as nesting birds and roosting bats, the nature and location of the building does not suggest that there is a reasonable likelihood of an impact.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met

without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The proposed development has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host building while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition

11. DECISION GRANTED WITH CONDITIONS:

1. The development shall be implemented in accordance with the following plans and documents: Site Location Plan 2438-00-HIR-A-DR-00020-S2-P3, Proposed Elevations 2438-00-HIR-A-DR-02400-S2-P3 , Proposed Ground Floor Plan 2438-00-HIR-A-DR-01310-S2-P3 , Proposed Sections 2438-00-HIR-A-DR-03500-S2-P3. Landscaping Plan 2438-00-HIR-A-DR-00200-S2-P1
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. The biodiversity enhancement scheme as shown on approved plan Proposed Elevations 2438-00-HIR-A-DR-02400-S2-P3 and Landscaping Plan 2438-00-HIR-A-DR-00200-S2-P1 shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. Before the development, has commenced, written approval of the Local Planning Authority is required to a scheme of landscaping for the site (indicating the number, species, heights on planting and positions of all species). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the landscaping scheme shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any species which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner, in accordance with policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan 2438-00-HIR-A-DR-00020-S2-P3, Proposed Elevations 2438-00-HIR-A-DR-02400-S2-P3, Proposed Ground Floor Plan 2438-00-HIR-A-DR-01310-S2-P3, Proposed Sections 2438-00-HIR-A-DR-03500-S2-P3.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, SP9, SP12 and SP13 were relevant to the determination of this application.

03 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.

04 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000

Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228