

Delegated Decision Report

Application No:	25/0994	Statutory Expires:	Period	22nd January 2026
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Site:	Golynos Cottage Mountain Road Rogerstone Newport NP10 9GR		
Proposal:	REPLACEMENT DWELLING		
Applicant:	M Price		
Type:	Full	Ward:	Rogerstone North
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site forms a roughly rectangular parcel of land located to the north of Rogerstone. The site is accessed via an existing entrance off Mountain Road and is otherwise enclosed by various vegetation and hedging. The northern boundary of the site abuts a private road which leads to Golynos Fawr Farm, located to the north west of the application site, whilst the western and southern boundaries are shared with the open countryside. Mountain Road is located directly adjacent to the site's entire eastern boundary, before it continues around a sharp bend in a south easterly direction. Beyond this and to the south east of the site, Newport Golf Club and grounds is located.

2.2 The application site currently contains a modest two storey dwelling located adjacent to its northern boundary. The existing dwelling is of render finish under a concrete tiled, gable ended roof and contains a single storey flat roof projection on its north east elevation along with a mono pitch addition on its north west elevation.

2.3 The application site lies outside of the settlement boundaries defined by the adopted Newport Local Development Plan (LDP) and is classified as open countryside for the purpose of planning. The site is not subject to any further designations on the LDP Proposals Map, nor any on the LDP Constraints Map. A Restricted Byway does however run adjacent to the site's northern boundary, and there are several Public Rights of Way (PROW) in close proximity to the site, the nearest being directly opposite the site, off Mountain Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 Full planning permission is sought for a replacement dwelling. The new dwelling would be located fairly centrally within the rectangular shaped site, sitting across much of the site's width so that it is in close proximity to the site's eastern and western boundaries. The dwelling would be of modern design and two storeys in height, with the design including the use of predominantly flat roofs along with large glazing units on all elevations. External materials proposed include brick and stained timber cladding, with windows and doors framed in grey aluminium. The roofing is proposed to be grey single ply membranes.

3.2 Accommodation within the dwelling would consist of an entrance hall, three bedrooms, a wet room, a utility and plant room with internal lift, a bike store and a secure battery and air source heat pump store at ground floor level. The first floor of the property would consist of a living room, dining room, kitchen, store and disabled W.C. at first floor level.

3.3 Three car parking spaces would be positioned to the south of the proposed dwelling and surface water would drain to proposed soakaways, with foul water draining to an existing septic tank.

4. RELEVANT SITE HISTORY

Application No:	Proposal:	Decision:	Decision Date:
11/0567	VARIATION OF STANDARD TIME CONDITION TO EXTEND PERIOD FOR COMMENCEMENT OF DEVELOPMENT RELATING TO	Granted with Conditions	25/07/2011

	PLANNING PERMISSION 06/0673 FOR DEMOLITION OF GARAGE AND ERECTION OF REPLACEMENT GARAGE AND GATES TO EXISTING ACCESS		
10/0946	DEMOLITION OF EXISTING DWELLING AND CONSTRUCT REPLACEMENT TWO STOREY DWELLING	Granted with Conditions	21/04/2011
06/0673	DEMOLITION OF GARAGE AND ERECTION OF REPLACEMENT GARAGE AND GATES TO EXISTING ACCESS	Granted with Conditions	26/06/2006
05/1620	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPING	Granted with Conditions	11/04/2006

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 (12th Edition) 2024

5.3 Planning Policy Wales – Technical Advice Notes (TANs):

- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 12: Design (March 2016)

5.4 Newport Local Development Plan (2011-2026):

- SP1 – Sustainability
- SP2 – Health
- SP9 – Conservation of the Natural, Historic and Built Environment
- GP1 – General Development Principles – Climate Change
- GP2 – General Development Principles – General Amenity
- GP4 – General Development Principles – Highways and Accessibility
- GP5 – General Development Principles – Natural Environment
- GP6 – Quality of Design
- GP7 – Environment Protection and Public Health
- CE3 – Environmental Spaces and Corridors
- H2 – Housing Standards
- H12 – Replacement Dwellings in the Countryside
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.5 Supplementary Planning Guidance:

- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards
- Trees, Woodlands, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:
Highway recommendation: No objection subject to conditions.

Highway Comments: We note that there is an existing property and an existing access from Mountain Road as well as previous consents.

However, the access appears to be an agricultural one and is not suitable for a residential development. To be supported it must be demonstrated to have adequate visibility, have a bound permeable surface including an apron to highway, avoid discharge of surface water into highway and retain a gate set back of 5m. All of this appears achievable so could be secured by way of condition.

Cycle storage and electric vehicle charging should also be secured by way of condition.

In summary there are no highway related objections subject to conditions.

Suggested Conditions:

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of verge; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6metres above footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

No part of the development hereby approved shall be occupied until details showing the junction visibility splays for the new access road has been submitted to, and approved in writing by, the Council as Local Planning Authority. The approved splays shall subsequently be cleared of all obstructions to visibility to exceeding 600mm in height above verge level and so maintained free of any visual obstruction thereafter.

Reason: To provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions in the interests of road safety.

Except for site clearance and remediation no development shall take place until a scheme for the design and construction of the site access has been submitted to and approved in writing by the Council as Local Planning Authority. The dwelling shall not be occupied until a means of vehicular access and access for pedestrians has been constructed in accordance with the approved plans.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

6.2 Public Rights of Way Officer:

The following points have to be considered prior to build:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand).
2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion).
3. The fabric of the PROW's must not be adversely affected in any way.

4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2 month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.
6. If a permanent diversion were required as part of the build then this would need to be applied for and agreed with the PROW Officer. This would not be guaranteed as is open to public consultation and dependant on any objections. A timeline for this process is not available as dependant on the above it may need to be referred to Welsh Government for an independent assessment and decision.

6.3 Landscape Officer: The site is located in countryside but outside the Special Landscape Area which lies to the south. The proposal will result in a significant increase from the existing building footprint and in my view will result in a building that is overly dominant within the curtilage given the countryside location.

Landscape Impacts

The application acknowledges the existing cottage is prominent on the corner of Mountain Rd, and concludes that by 'sliding the proposed dwelling further to the south west of the site will reduce its visual impact and set it against the existing tree line on the south east of Mountain Rd'. Whilst this is true, the **landscape character impacts** have not been covered in the application and some visual amenity impacts have been underestimated.

The visual impact from rights of way have been considered within the DAS section 3.0 with the use of new planting/gapping up existing hedges to screen the building. Landscape issues will also arise from a change in the landscape character as the building design is urban in character with large areas of glazing and balconies, and an upside down room layout. The upside down design and use of extensive areas of glazing and balconies is about providing views for the occupants however this also enables public views back which have not been analysed in the DAS.

The visual impact for views heading east on Mountain Road (and potentially heading south on the bridleway) have not been fully acknowledged. The change in the view along Mountain Road heading east will be from rural single track tree lined lane to open views of the new build.

A row of high conifer trees at the golf course boundary largely obscures views of the new building location, but some felling is evident and the applicant has no control over future retention.

A view from the bridleway heading south is shown in the DAS (below), the route is set below field levels, but views will be open where this levels out nearer Mountain Road.

Highways comments indicate a visibility splay will be needed which may impact on the existing Mountain Road hedge in both directions. Impacts should be clearly identified and mitigated for in replacement planting. Note that existing hedges along Mountain Road appear to be on a hedge bank or low wall which may have good ground flora.

Mitigation and enhancement

The red line is **very close** to the proposed dwelling to the north. I presume this is the garden curtilage of the derelict cottage. As land ownership extends to the north beyond the red line boundary, I would advise existing tree/shrub cover is analysed and included with the soft landscape management plan, planting may need to be extended into this area for example using orchard trees or native tree copses but retaining agricultural land use.

The south footpath runs through a golf course and exits onto Mountain Road opposite the site access. This should be clearly located on a site plan and mitigation measures provided, including **tree planting** along the south boundary.

The condition of existing hedges is poor. Proposals include measures to gap up but species including Cherry Laurel (*Prunus laurocerasus*) and Privet (*Ligustrum ovalifolium*) would not

be acceptable given the open countryside location. A mixed native hedge using local species should be specified.

In summary landscape issues arising from the proposed building character and its scale in the small plot size cannot be mitigated by new planting. If approval is given, a detailed planting plan could be conditioned and should be undertaken by a landscape professional. This should include analysis of the impacts and mitigation measures that reflect the rural character.

- 6.4 Ecology Officer: No response received.
- 6.5 Drainage: No response received.
- 6.6 SAB: If there are any external works exceeding 100 square metres, a SAB application will be required.
- 6.7 Environmental Health Officer: No response received.
- 6.8 Senior Scientific Officer: No response received.
- 6.9 Waste Officer: We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

- 6.10 Newport Access Group: No response received.
- 6.11 Wildlife in Newport: No response received.
- 6.12 Dwr Cymru Welsh Water: Firstly, with respect to the submitted application form and accompanying 'Proposed Site Plan', we acknowledge that the development proposes to discharge foul and surface water flows to a septic tank and soakaway respectively.

Since the proposal intends utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage. Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application.

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following **Condition and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

6.13 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species - Bats

We have reviewed the following report submitted in support of the application:

Building Inspection & Bat Emergence Survey Report, Golynos Farm Cottage, Newport, prepared by Soltys Brewster, dated November 2025.

We note that the above report has noted no external evidence of bats and that no bats were seen to emerge from the cottage by either of the surveyors.

We therefore have no comments to make on the application as submitted in respect of bats.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: A Site Notice was displayed at the application site and a Press Notice was published. No responses were received.

7.2 COUNCILLORS: Councillor Chris Reeks was directly consulted on the proposal. No response was received.

7.3 ROGERSTONE COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 It is noted that permission was previously granted for a replacement dwelling on this site, however this was prior to the adoption of the current LDP. Notwithstanding this, the principle of a replacement dwelling in the countryside is one that is accepted (subject to criteria) in the LDP via Policy H12 (Replacement Dwellings in the Countryside).

8.2 Design, Appearance and Visual Impact on the Countryside:

8.2.1 Policy H12 states that replacement dwellings outside of the settlement boundary should not be more than 30% larger than the original dwelling, although it is accepted that a larger increase may be permissible where it can be demonstrated that the proposal would not have an adverse impact upon the character and appearance of the area. The current application is silent on the volume increase, however the existing dwelling is modest in scale and based on the comparison between the Existing and Proposed Plans, it is considered that the volume increase would convincingly exceed 30%. This is not necessarily a standalone reason to refuse the proposal however.

8.2.2 The LDP states that Policy H12 *'is designed to allow the updating of residential accommodation, particularly where this is now seen to be substandard, but only in the context of allowing a modest increase in its size, not to allow a much larger dwelling that would be on a different scale to the original. If such a proposal is made, it will be treated as if it were a new dwelling in the countryside. In either case, the requirements of any other relevant Policies of the Plan will of course also need to be met. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have*

a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.'

- 8.2.3 The proposed dwelling would be sited fairly centrally within the application site, moving further away from its northern boundary when compared to the existing. Whilst the existing dwelling is visible from the immediate surrounds, including from Mountain Road as well as from the Public Right of Way to the east, it is of modest scale and traditional form. It is acknowledged that the dwelling is in need of upgrading and its replacement per se is not resisted. Notwithstanding this, its replacement would take up a considerably larger proportion of the application site when compared to the existing dwelling and would be built in very close proximity to the side boundaries of the site, increasing its prominence significantly from Mountain Road and the from the Public Right of Way to the east. This is further exacerbated by the location of the site past a bend on a country lane, from which it would create a strong visual presence. The Landscape Officer has commented that the building is overly dominant within the curtilage given the countryside location, and landscape character impacts have not been covered in the application, with some visual amenity impacts having been underestimated.
- 8.2.4 In terms of the appearance of the proposed dwelling, it would be of modern design, featuring several flat roofs and large expanses of glazing. Materials proposed include brick and stained timber cladding. Whilst the principle of modern design in the location is not in itself resisted, when taken together along with the proposed materials, scale and siting of the dwelling, the proposal is considered to result in a development that is out of character within its rural setting and fails to respond to local context.
- 8.2.5 The Design and Access Statement indicates that the use of new planting and gapping up of existing hedgerow would act to screen the building from the rights of way, however given the proximity of the new dwelling to the site's side boundaries, its overall scale spanning across a large proportion of the application site, as well as its height being two storeys, it is considered that the building would still appear as overly prominent. In addition, the urban nature of the building's design, its modern form and large expanses of glazing would all contribute to the building's prominence in its countryside setting and it would be eminently visible from the immediate area, including the rural lane, from which the eye would be drawn to its incongruity. Furthermore, the visual impact for views heading east on Mountain Road (and potentially heading south on the bridleway) have not been fully acknowledged.
- 8.2.6 In conclusion, it is considered that due to its siting in close proximity to the boundaries of the modest sized plot and overall scale, together with the urban character of the dwelling, the proposal would result in overdevelopment of the site and be overly dominant and obtrusive within the countryside location. It is not considered that these harmful impacts can be mitigated by additional landscaping and so the proposal is considered contrary to Policies GP6 and H12 of the LDP.
- 8.4 **Biodiversity:**
- 8.4.1 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. Planning Policy Wales (Edition 12) (PPW) reiterates that biodiversity must be maintained and enhanced to enable resilient ecological networks to be built and deliver net benefits for biodiversity. 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.
- 8.4.2 Furthermore, PPW indicates that a step-wise approach must be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Evidence in the form of a Green Infrastructure Statement should accompany the application to ensure that the step-wise approach has been followed. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.

- 8.4.3 In this instance, the application is accompanied by a Green Infrastructure Statement (GIS) which indicates that the step-wise approach has been adopted to inform the development. The proposal would avoid the loss of any established trees or hedgerows within the site, with site clearance limited to existing scrub areas. The GIS explains that potential harm to biodiversity would be minimised by carrying out site clearance and demolition during winter months, outside of the nesting bird season and additional planting would be undertaken to suit growing and ecological seasons. Furthermore, compensatory measures would include the filling in of existing hedgerows with native species and an additional hedge is proposed to the southern boundary of the site. Finally, it is advised that once established, the proposed hedgerows would require periodical cutting, laying and replacement. Based on the details of the GIS, it is considered that the application has adequately followed the step-wise approach. Whilst the biodiversity enhancement proposed is considered proportionate to the overall development, proposals to gap up hedging using species including Cherry Laurel (*Prunus laurocerasus*) and Privet (*Ligustrum ovalifolium*) would not be acceptable given the open countryside location and a mixed native hedge using local species should be specified. This could be secured by way of condition.
- 8.4.4 In addition to the GIS, a Building Inspection and Bat Emergence Survey Report has also been submitted with the application. This report concludes that no evidence of use by roosting bats was identified and the building was considered of negligible roost potential. In addition, no current evidence of nesting birds was associated with the buildings although old nests were identified in the Coal Store and at the south west of the lean to structure. The scrub, young trees and boundary hedgerows were also identified as being potentially used by birds during the breeding season. Several recommendations based on the findings have been made within the report, and should planning permission be granted for the development they could be conditioned to be implemented.
- 8.4.5 Based on the above and subject to the imposition of suitably worded conditions, it is considered that the proposal would comply with Policy 9 of Future Wales along with Planning Policy Wales (Edition 12) (PPW) in so far as it relates to biodiversity, along with Policy GP5 of the LDP.
- 8.5 **Residential Amenity:**
- 8.5.1 The scheme would offer a high level of residential amenity for future occupiers owing to its size and internal layout, as well as adequate usable and private outdoor amenity space.
- 8.5.2 In terms of impact on neighbouring amenity, it is considered that the replacement dwelling would be sited an adequate distance away from surrounding dwellings to ensure their residential amenity would be adequately preserved.
- 8.5.3 Therefore, the residential amenity of both future occupiers and nearby residents is considered to be acceptable and in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).
- 8.6 **Highway Safety & Parking:**
- 8.6.1 The scheme proposes to use an existing access off Mountain Road, and off road car parking would be provided within the confines of the site. In addition, there would be adequate space within the site to allow for the turning of vehicles to enable them to egress onto the highway in a forward gear.
- 8.6.2 The Local Highways Authority has been consulted on the proposal and raises no objections to the scheme, however notes that the existing access is not suitable for a residential development and should be upgraded as part of the current application. As such, details demonstrating adequate visibility should be provided. Whilst the Highways Officer indicates the above appears achievable and could be secured by way of condition, it is considered that as the access is existing and there is no intensification of use as a result of the proposal, it is not considered reasonable to request these details via a planning condition.
- 8.6.3 In addition to the above, it has been requested that details of the design and construction of the site access, along with a scheme showing that surface water drainage would not discharge on to the highway be provided. Furthermore, any gates should be set back by 5

metres and cycle parking and vehicle charging should also be submitted. All of this can be secured by way of condition should planning permission be granted.

8.6.4 Overall, the proposal is considered to comply with Policy GP4 of the LDP, subject to conditions.

8.7 **Drainage:**

8.7.1 The application details that the development proposes to discharge foul and surface water flows to an existing septic tank and proposed soakaway respectively.

8.7.2 With regard to foul water, this is proposed to connect to an existing septic tank that serves the existing dwelling. There is legislation with regard to disposing of foul water via a septic tank and the Applicant would be responsible for any legal obligations surrounding this, on a separate basis to the planning system. Whilst NRW have been consulted on the proposal, they have not made comment on this aspect of the scheme.

8.7.3 With regard to surface water the scheme will require SAB approval given the construction area of development is in excess of 100sqm. This is a separate process, but from a layout perspective there appears no reason to suggest this would not be achievable and there is no reason to withhold planning permission.

8.8 **Other Issues:**

8.8.1 As noted earlier, the application site is located directly adjacent to a Restricted Byway and there are several Public Rights of Way located in close proximity to the application site. The Council's Public Rights of Way Officer has been consulted on the proposal and it is considered that the development could be carried out without prejudicing any of the existing rights of way.

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 application fails to comply with several of the relevant policies of the Local Development Plan. As such, it is considered that the proposal should be refused.

11. DECISION

REFUSE, for the following reasons:

1. The proposed replacement dwelling is considered to result in the overdevelopment of the site and would appear as unduly dominant and overly visually prominent within the local landscape. Furthermore, it is considered that when taken together the siting, scale and design of the dwelling would not respond to the context of the site or the local character of the area. The proposal would therefore result in harm to the established rural character and appearance of the application site and wider countryside setting. As such, the application is contrary to Policies GP6 and H12 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

- 1) This decision relates to the following plans and documents: PL01 – Location Red Line Plan, Proposed Site Plan and Roof Plan, PL02 – Proposed Floor Plans, PL03 – Proposed Elevations, PL04 – Existing Site Plan, PL05 Rev A – Existing Plans and Elevations, Design and Access Statement, Green Infrastructure Statement and Building Inspection and Bat Emergence Survey Report.
- 2) The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, GP1, GP2, GP4, GP5, GP6, GP7, CE3, H2, H12, T4 and W3 were relevant to the determination of this application.
- 3) The Wildlife and Development, New Dwellings, Waste Storage and Collection, Parking Standards and Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance was relevant to the determination of this application.
- 4) Due to the minor nature of the proposed development (including any demolition) and having regard to the location of the site in relation to sensitive areas, it is considered that the proposals would not have the potential for environmental effects and so did not need to be screened under the Environmental Impact Assessment Regulations.