

Delegated Decision Report

Application No:	26/0386	Statutory Period Expires:	13th August 2026
------------------------	----------------	----------------------------------	------------------------------------

Site:	18 Ruperra Street Newport NP20 2AZ		
Proposal:	INSTALLATION OF SOLAR PV PANELS		
Applicant:	M Latif		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is on a terraced residential street within the Pillgwenlly ward. The area is typically characterised by two storey properties to the North of Ruperra Street, and to the South is Asda superstore. The application site is also within the Lower Dock Street Conservation Area which is subject to an Article 4 direction. The site is also within Flood Zone 3 (sea) as defined by NRW's flood map for planning.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the installation of solar pv panels to the principal roof elevation at 18 Ruperra Street. 6no. pv panels would be installed and would protrude 13cm above the roof plane.

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 The Historic Environment Act 2023 (Wales)

5.4 Technical Advice Note

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 15: development, flooding and coastal erosion

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

Policy SP1 (Sustainability)

Policy SP3 (Flood Risk)

Policy CE10 (Renewable Energy)

6. CONSULTATION RESPONSES

6.1 ***Heritage officer:***

18 Ruperra Street is located within Lower Dock Street Conservation Area and, dating from the mid-nineteenth century, it retains the earliest phase of residential development surrounding the former Market. Though later alterations have impacted upon the historic character of the street (including loss of original sliding sash windows and panelled timber doors), it is characterised by two-storey, in-line, terraced housing of more than one phase of construction, but of notable uniformity as diminutive workers houses. Particularly relevant to this application are the uniform height and linear roof lines finished in slate and punctuated by a rhythm of chimney stacks; all typical features of this era of construction.

There is an Article 4(2) direction restricting development comprised within Classes A and C of Part 1 and Class C of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which includes *Removal, renewal or alteration to the external covering [including slates, tiles and ridge cappings] of the roof covering of a dwellinghouse.*

However, there are no restrictions regarding installation of PV on a roof within Article 1(5) land under Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012, subject to certain limitations outlined [here](#) (and copied below).

“Part 40 INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—

(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or

(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(b) in the case of solar PV or solar thermal equipment installed on a flat roof—

(i) the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or

(ii) the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;

(c) in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—

(i) on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or

(ii) on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;

(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or

(e) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

(b)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(c)solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.”

Therefore, provided you are satisfied that the proposed installation falls within the parameters outlined above, it seems that this proposal would be considered to fall under 'permitted development rights' of the dwellinghouse under Part 40, and therefore outside of our control.

Should, however, the proposed fall outside of permitted development rights, it is considered that proposed PV panels on the existing slated roof would introduce an overtly modern addition to the applicant property's front roof slope that, due to their size, positioning and contemporary design, would appear incongruous when compared the simple, unaltered and traditional roof form of both the existing - and the other buildings of the terrace (thus significantly undermining their uniformity). The proposed solar panels would therefore significantly diminish the traditional appearance and sense of historic built form within the conservation area, resulting in harm to its character or appearance.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 02.06.2026, Site Notice was put up on 05.06.2026.

7.1 13 neighbours were consulted. No comments received to date.

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 City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. Policy CE10 states, renewable energy schemes will be considered favourably, subject to there being no over-riding environmental and amenity considerations. small scale micro-generation will be encouraged within the settlement boundary.

8.2 Visual Amenity/ Character and Appearance

8.2.1 There will be 6no. solar panels installed on the principal elevation. The application site is within the Lower Dock Street Conservation Area subject to an Article 4 (2) direction, and the Heritage Officer has provided comment. The officer states the proposed PV panels on the existing slated roof would introduce an overtly modern addition to the applicant property's front roof slope that, due to their size, positioning and contemporary design, and would appear incongruous when compared to the simple, unaltered and traditional roof form of both the existing - and the other buildings of the terrace (thus significantly undermining their uniformity). The proposed solar panels would therefore significantly diminish the traditional appearance and sense of historic built form within the conservation

area, resulting in harm to its character or appearance. The Historic Environment Wales Act 2023 states that development in a Conservation Area and on a listed building should preserve or enhance the area or that asset. It is considered the addition of the solar panels would fail this test, however, the officer further states, if the addition of solar panels falls within the parameters of permitted development under The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012, Schedule 2, Part 40, it is therefore, outside of our control. On assessment of these comments, it is noted that the solar panels as proposed would fall under permitted development, and significant weight is given to this fallback. Therefore, whilst the addition of solar panels would have an adverse impact on the conservation area, the applicant could insert solar panels under permitted development.

8.3 **Residential Amenity**

- 8.3.1 The solar panels do not affect neighbouring or residential amenity, therefore, the development complies with Policy GP2.

8.4 **Flooding**

- 8.4.1 The application site is defined within NRW's Flood Map for Planning Flood Zone 3 (Sea). Given the proposed development would not impact on the flood risk in this location, the scheme is in accordance with Policy SP3 and TAN15.

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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). Given the scale of development and the commitment to renewable energy, a scheme will not be conditioned in this instance.

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 Whilst the proposed solar panels would result in some harm to the character and appearance of the Lower Dock Street Conservation Area, significant weight is afforded to the fallback position that the works could be undertaken under permitted development rights. The proposal would support the generation of renewable energy in accordance with Policy CE10, would not adversely affect neighbouring amenity or flood risk, and raises no overriding environmental concerns.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 12863.AL.02.01 - Existing and Proposed Elevations REV A; Solar panels protrusion- Email 10/07/2026; Site Location Plan; Product Literature - Solar Panels

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The solar panels shall be erected in accordance with plan numbers: *12863.AL.02.01 - Existing and Proposed Elevations REV A; Solar panels protrusion- Email 10/07/2026* and shall be retained as such for the lifetime of development

Reason: To ensure the solar panels are built to reduce prominence in the streetscene and conservation area.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, GP7, SP1, SP3, CE10 were relevant to the determination of this application.

02 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.