

Delegated Decision Report

Application No:	26/0101	Statutory Period Expires:	20th August 2026
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Site:	<i>Felthorpe, College Road, Caerleon, Newport, South Wales</i>		
Proposal:	<i>PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING</i>		
Applicant:	<i>A. Smith</i>		
Type:	Full	Ward:	Caerleon
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 The conversion of Felthorpe to a dwelling was originally approved under application reference 19/1212. That permission has subsequently been varied and implemented as part of Redrow's wider residential redevelopment of the former college site. Consequently, the lawful use of the property as a dwelling has already been established through the extant planning permission.
- 1.2 The corresponding Listed Building Consent application for this development is being considered under application 26/0342.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site relates to Felthorpe, a curtilage-listed building within the former Caerleon College Campus. The property is a distinctive red-brick building displaying Neo-Classical and Arts & Crafts influences, which contributes positively to the significance and group value of the wider collection of listed buildings on the site. It occupies a prominent position within generous landscaped grounds and has a strong relationship with the adjacent Grade II listed gate piers, forming part of the principal approach to the former college buildings. The application site is approximately 265m from the Caerleon Conservation Area, is in Parking Zone 3 and is adjacent to an Archaeologically Sensitive Area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks planning permission for the demolition of existing single storey rear elements and the construction of a two-storey rear extension, the demolition of the existing garage and the construction of a new one, the reconfiguration and extension of the parking area, and associated external works.
- 3.2 The two-storey rear extension will replace an existing garden room and extension. The extension would be of a similar scale to the existing dwelling. It would have a height of 9.2m, a depth of 7.5m and a width of 11.6m. The materials and roof form would match the existing. There would be 4no. aluminium sliding sash windows at first floor and 2no. sets of patio doors to the rear and 4no. sliding sash windows on the northwest elevation and southeast elevations.
- 3.3 The proposal also includes the demolition of the existing garage and construction of a new one within the site. The garage would measure approximately 7 metres by 7 metres, with a maximum height of 4.8 metres, and would feature a hipped roof and external materials to match those of the dwelling. In addition, the parking and driveway arrangements would be reconfigured and extended. The majority of the parking area would be finished in resin-bound surfacing, with a small section at the site entrance formed in natural stone paving to provide a high-quality transition from the highway.
- 3.4 To the front of the and side elevations of the existing property, new timber sash windows are proposed. The existing porch / veranda will be replaced with a hipped roof veranda that will wrap around the building from the front elevation over the main entrance to the southeast

elevation. The veranda would have a maximum height of 3.6m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
10/0082	CHANGE OF USE FROM RESIDENTIAL TO EDUCATIONAL (UNIVERSITY RESEARCH FACILITY)	Granted	15.03.2010
17/0782	LISTED BUILDING CONSENT FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS	Granted with Conditions	21.11.2018
19/1212	PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS	Granted with Conditions	21.04.2021

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.

6.1.5 - The planning system must take into account the Welsh Government's objectives to

protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

6.1.9 - Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design), CE7 (Conservation Areas) and SP9 (Conservation of the natural, historic and built environment) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The House Extensions and Domestic Outbuildings SPG and the Parking Standards SPG is relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 Technical Advice Note (TAN) 24: The Historic Environment are relevant to the determination of this application.

5.6 HISTORIC ENVIRONMENT ACT (2023) WALES

5.7 Consideration has also been given to the following documents:

- Managing Conservation Areas in Wales (CADW)
- The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

6. CONSULTATION RESPONSES

6.1 ***Principal Heritage Officer:***

Analysis

2.1 Significance

Principal elevation of the property presents a Neo-classically inspired façade of good design, material and proportion; constructed in 'pressed-red' brick, with multi-pane timber sliding-sash windows, a slated and hipped roof, cast iron rainwater goods, and a prominent decorative corbelled brick chimney stack to the north-western elevation (with buff square pots). However, the whole has a subtle asymmetry, revealing traces of an Arts-and-Crafts aesthetic. To the upper storey, the paired middle windows are offset to the north, and, to ground level, a faceted bay window is offset in the other direction, topped by a wrap-around veranda. Adjacent to the bay is a small window which serves the hallway WC. All identified as original features; they are prominent upon the front elevation and make a positive contribution towards the architectural and historic interest of the asset. As identified within the HIA, the porch is likely a later addition, one which has been built forward of the veranda line with a prominence which imposes something of an unwarranted symmetry.

This prevailing form and materiality are reflected within other listed buildings on the site – most notably the residential-scale Grade II Principal's Building (Cadw ref. 87726) and the Grade II Caretaker's / Gardener's Lodge (Cadw ref. 87727). *Felthorpe* is therefore considered to make a generally positive contribution towards the significance of these college buildings, as well as towards the grand mixed Revival style college building itself (Cadw ref. 87729) which, altogether, have a significant group value.

To the rear of *Felthorpe*, there are further, characterful features, including a single storey 'Sunroom' with large, faceted bay. The mono-pitch outshot with small chimneystack (which perhaps once featured wash house, lavatory, and coal house) also appear to be of some interest (though map evidence makes clear that these are later additions). Internally, there remain features of interest too, including the central bay staircase, traces of egg-and-dart moulded cornices, and other, fragmentary surviving features. However, these obviously less prominent features are considered to make substantially less of a positive contribution towards both the significance of the parent asset group, and the setting of adjacent assets (see below). I would therefore conclude that there is considerably

more room for alteration here.

2.2 Setting

Felthorpe has a particularly close contextual relationship with the adjacent Grade II Listed Gate Piers (Cadw Reference Number 87728). It immediately overlooks the principal approach to the former College buildings and provides first introduction to the classically inspired built forms of the listed asset group. This positioning, and the generous green curtilage which still surrounds it, are therefore considered to make a positive contribution towards the setting of *Felthorpe* itself; a positive contribution towards this adjacent listed gateway; and a positive contribution towards the setting of the listed building group upon the site. This setting, in turn, makes a positive contribution towards the significance of *Felthorpe* as a curtilage-listed asset.

Indeed, during recent development of the wider site, considerable care has been taken to ensure that the generous curtilage of *Felthorpe* has been maintained, with the extent of modern development which fronts College Road having been curtailed to the south-east of the building. Thought has also been given to the form and materiality of this new development; its red brick construction and hipped roofs make clear reference to the existing buildings upon the site (including *Felthorpe*), to reduce harmful impact upon the setting of both the principal listed building group, and the curtilage-listed asset in question.

2.3 Impact upon special interest of the asset (LBC aspects)

I am pleased to see that the characterful principal front portion of this asset is proposed for retention, thus sustaining primary contribution made by *Felthorpe* towards significance of the asset group - and their setting. It has previously been noted that there is much greater potential for alteration to both the interior of the building and its lesser-seen rear elevation, due to the curtilage-listing status of the asset in question - and the minimal contribution these features make towards the setting and significance of the principal asset group. The principal of intervention in this location is therefore considered acceptable.

It is proposed to demolish the rear of the property, to build a new extension of essentially matching width and roof form, creating a house of double-pile plan¹. This is certainly not an uncommon traditional planform and, considering the conclusion outlined above, this approach is supported. However, any such (virtually flush-finished) extension, which mirrors the form and materiality of the existing front portion, will require very careful material selection and detailing to ensure a cohesive finished result, particularly within those oblique views available from College Road.

Roof

- Prominent upon the building, the existing corbelled brick stack (and its characterful pots) makes a positive contribution towards special interest. It has now been made clear within revised drawings that this will be retained.
- Though clear that the roof of this asset (including the front porch and veranda) once featured lead-roll ridge finishes, these have since been replaced with red, butted, half-round ridge tiles. Considering that the other listed assets within the site (outlined above) feature tiled hip finishes, it is accepted that current arrangements contribute towards a cohesive character for the wider listed group and may be retained (as now indicated within proposed drawings).
- According to proposed drawings, the roof will be “*finished in natural slate to match the existing*”. A sample of natural slate has been reviewed on site (and forms part of the application) and is considered to suitably reflect the materiality of the existing roof pitches.
- Previous drawings stated that existing rainwater goods are “*black PVC*”. They are, in fact white-finished, with ornate ogee-form guttering to the prominent existing roof edge. This has now been amended, to show existing guttering rainwater goods “*carefully taken off, stripped and repainted*”. Where new are required, they are proposed to be “*aluminium guttering to match existing*”. This is considered an acceptable approach, pending details secured via condition prior to installation (see below).
- All proposed eaves to new extension will reflect the ‘open’ design of the existing, to ensure a cohesive finished appearance. Further details have been conditioned.
- It is now proposed to remove the existing enclosed porch to the front elevation and continue the existing veranda roof through, to cover the principal entrance. As suggested within the HIA, this is likely the as-built arrangement and on-site examination of porch joinery makes clear this is

¹ a rectangular building layout that is two rooms deep from front to back, rather than just one

later fabric. Further details have been conditioned for these works, to be submitted prior to commencement in this area.

Masonry

- The existing brick is a smooth '*pressed red*' typical of the era. This fabric makes a strong contribution towards special interest of the asset and marries well with the Old Red Sandstone materiality of the listed group and their associated structures. It was previously proposed to "*sand blast*" the existing brickwork: a highly aggressive means of cleaning which would likely permanently abrade the surface and, if wet abrasive blasting was used, would saturate the built fabric. Such proposals have now been eliminated.
- Materiality for the new rear addition is considered critical to a successful extension of such size. It is now intended to "*match that of the existing*" utilising Furness Brick "*Old Victorian Pressed Medium Dark*". This considered to be a good choice of product which will, if suitably laid and pointed, successfully harmonise with the existing both in terms of masonry unit size and finished appearance. To ensure a high quality of materials and workmanship, a sample panel has been conditioned.

Windows

- Existing windows are multi-pane timber sliding sash windows. First consideration should always be for preservation of original windows, with secondary glazing installed, as necessary. However, close examination on site indicates that several existing windows have been later replaced, to include slimline double-glazing with aluminium spacer bars to their perimeter - and that most are in very poor condition. Upon that basis, it is now proposed to replace existing windows with new timber sliding sashes, incorporating slimline double-glazing with perimeter seals coloured to match the finished paint colour. In addition, the new will be of the "*Queen Anne Revival*" style, with multiple panes to upper sashes (to match existing arrangement), and single pane lower sashes. Though this will clearly alter finished appearance, such an approach will reflect arrangements within those associated domestic assets (see the Principal's and Caretaker's Houses), resulting in further harmonisation of the listed group. details for the proposed windows have been conditioned.
- Considering the large patio doors to the unseen ground floor rear of the new extension, it is now proposed to insert suitably designed aluminium sliding sash windows into the new rear extension. Considering this context- and their relatively low visibility – such an approach is acceptable, provided that the new are of suitably high quality.
- Site examination also reveals that existing external windowsills are likely to be later replacements; formed in concrete with timber nosing applied to achieve external moulding detail (and the whole lead-covered). It is now proposed to replace these existing sills in bath stone. This will result in some enhancement to the principal elevations of the asset.
- Brick-arch masonry window heads are also now shown within the new extension. These are proposed to be 'rough' brick arches as per the existing structure, to ensure a cohesive finished appearance for the whole.
- Details for the abovementioned windows and their masonry surrounds have been secured via condition.

Retaining Wall and Steps to south-east (including associated flagstones)

- These structures are attached to the asset via the veranda posts and, in combination with their associated flagstones (see below), make a positive contribution towards the special interest of the principal elevation of the asset. Therefore, LBC is required for any works which may impact upon the special interest of these attached features. As such, a condition has been added regarding methodology and material specification.

2.4 Setting Impact (FULL aspects)

- I am pleased to see the garage now relocated further towards the rear of the site. Though this will result in an extended hardstanding driveway area, it will maintain the spacious character of the building's existing curtilage, and reveal more of its classically inspired built form, particularly within south-easterly views from College Road.
- Landscape Plan, Site Block Plan and Plant Schedule all show a square-plan garage with hipped roof. However, as originally submitted, proposed garage elevations showed a gable-roofed structure of standard *Redrow* design. Considering its location in such close proximity to the asset, it was considered that both the form of the proposed structure - and its material finishes - needed

further consideration. This has now been amended (Drawing [PP] 04), to show a building which is reflective of both the form and materiality of the adjacent asset (and the wider group). Proposed garage materials are stated *“to match that as agreed on dwelling.”* However, further construction details have been secured via condition, to be approved prior to its construction.

- Proposed landscape plan previously showed removal of all existing flagstones to the perimeter of the asset (including those loose within the site) and replacement throughout with a resin-bound finish: including to driveway, to prominent pathway to the front of the asset, and to the paved area directly beneath the existing veranda (and its associated dwarf wall). This approach was considered to be harmful to the asset. As such, the revised Landscape Plan now shows retention/re-use of the extant stone flag finish to the immediate asset perimeter (including veranda, and associated steps down to garden at southern corner), and a *“natural stone”* threshold against the highway. Materials and details for any works to supplement existing flagstones, for proposed threshold pavements, or to perimeter steps/dwarf veranda wall, have all been conditioned.
- The Heritage Statement states that: *“for the sake of privacy, a simple metal fence, painted black, is proposed for the street front of the property.”* This is proposed to be *“1.2m high black metal fencing”* within drawing no. [PP] 03. Details for the proposed fence are very plain and could certainly be more ornate (taking inspiration from the immediately adjacent listed gateway). However, they will be read against the proposed laurel hedging, and I have no real issue with the proposed design.
- The high timber fencing to the boundary of the college road entrance is proposed for retention. Though unsightly (and >1m in height against the highway), the brick wall to the rear is lost, it is not affixed to the Grade II Listed gate pier and appears to have been in situ for at least four years.

6.2 **Ecology Officer:** No response received

6.3 **Landscape Officer:** No objection. The landscape plan by Steele Landscape Design has been revised, now rev A and shows the pedestrian visibility splay along with trees that have already been felled or are to be felled. My previous comments in March requested that the landscape plan shows the condition of retained vegetation and that replacement planting should reflect the lost canopy where this is practicable – this has not been undertaken. Replacement opportunities exist across the site for example photos in the tree report show poor vegetated boundaries such as photo 4 of Group 14 below where a high cypress tree line has been cut down with a poor understorey hedgeline – the cypress will not recover.

6.4 **Tree Officer:** Landscape planting proposals are now acceptable and provide a reasonable degree of mitigation in regards hedge, shrub and tree planting in mitigation of those lost whilst contributing to the long term setting of the local and wider landscape. A landscape condition is no longer required but any approval should require the landscaping is completed within the first season of the development being brought into beneficial use.

My previous comments in relation to the AIA/ AMS - *A specification for protective fencing is shown within the Tree Survey and constraints report but the proposals are not supported by a suitable Arboricultural Implications Assessment, tree protection method statement or tree protection plan showing the position of protective measures during construction.* These points have not been addressed and the required condition should still be applied.

6.5 **Caerleon Civic Society:** No response received

6.6 **Highways:**
10th March 2026

Highways object to the gates and high hedge which prevent appropriate pedestrian intervisibility with emerging vehicles. In addition, parking and drive width are excessive. There is no reason why the drive should be more than a single width and any gates should be set back to allow vehicles to enter without obstruction and facilitate the pedestrian visibility. The applicant should note that to enable lawful use of the access they will need to provide a

footway crossing (dropped kerbs) and this requires separate licence from Highways. This is independent of Planning and only granted when Highways are satisfied that the access is safe/compliant.

5th May 2026

The current proposals address the key safety issue of visibility. We would therefore withdraw the previous objection.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 26.02.2026.

- 7.1 NEIGHBOURS: 19no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) accordingly no concern is raised in this regard.

- 8.1.2 The subject of the application site is a listed building, therefore the principle of the development falls, in part, to be established by the impact of the development upon the listed building which is expanded upon in a later section of this report.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The proposal involves the demolition of the existing rear section of the property and its replacement with a two-storey rear extension. The House Extensions and Domestic Outbuildings SPG advises that, wherever possible, extensions should be located on rear or less prominent elevations and should be of a scale and form that is appropriate to the host dwelling and its surroundings. In this case, the extension would be positioned to the rear of the property and would broadly reflect the width, roof form and materials of the existing dwelling, thereby maintaining its overall character and appearance. Notwithstanding this, the Principal Heritage Officer has requested conditions requiring the submission of a sample panel of the proposed brickwork and details of the proposed eaves treatment. These measures are considered necessary to ensure that the extension is appropriately integrated with the existing building and makes a positive contribution to the character and appearance of the curtilage listed building. Whilst this is noted, these conditions will be added to the corresponding Listed Building application as the requirement for the conditions relate to the listed status of the building.

- 8.2.2 The existing windows comprise multi-pane timber sliding sash units, many of which are in poor condition and appear to be later replacements incorporating slimline double glazing. The proposal seeks to replace these with new timber sliding sash windows featuring slimline double glazing and a Queen Anne Revival pane arrangement, which would better reflect the character of associated domestic buildings within the listed group. New aluminium sliding sash windows are also proposed within the rear extension and are considered acceptable given their limited visibility at the rear of the building whilst still delivering high quality detailing in a new elevation to this listed building. The scheme further includes the replacement of existing concrete windowsills with bath stone sills, which would enhance the appearance of the building overall, and the incorporation of rough brick arch window heads to match the existing structure. Details of the windows and their masonry surrounds will be secured by condition to ensure a sympathetic finish, which will be secured on the Listed Building application.

- 8.2.3 The proposed garage and its siting are considered acceptable. The form of the garage and materials will reflect the architectural form of the host dwelling. However in the interest of ensuring a high-quality and sympathetic finish appropriate in this listed setting, further details of the garage's construction and materials will be secured by condition.

- 8.2.4 The proposal also includes the removal of the existing front porch and its replacement with a hipped roof form veranda that will wrap around the front and side of the dwelling. The Principal Heritage Officer has advised that the existing front gabled feature of the porch is

likely to be a later addition and its removal would not result in any harm to the special interest or significance of the building. The replacement veranda is considered acceptable.

8.2.5 In terms of the roof works, the existing corbelled brick chimney stack will be retained, preserving an important feature that contributes positively to the building's special architectural and historic interest. The roof is proposed to be finished in natural slate to match the existing, which the Principal Heritage Officer has confirmed is acceptable. Whilst further details of the proposed eaves treatment are required, it is considered that these details can be secured via condition and are more appropriate being applied to the accompanying Listed Building consent application.

8.2.6 Overall, the proposal is considered to preserve and enhance the character and appearance of the listed building and wider area. The proposals are considered to accord with policy SP9 and GP6.

8.3 Residential Amenity

8.3.1 The application site is located approximately 48 metres from the nearest residential properties, which lie to the north-west and east of the site. Given the substantial separation distance to the property to the north-west, the proposed development would not result in any adverse impacts beyond those associated with the existing use of the site. To the east, established vegetation provides effective screening between the application site and neighbouring dwellings, thereby limiting any potential impacts arising from the development. Accordingly, no unacceptable impact on the residential amenity of neighbouring occupiers has been identified, in accordance with policy GP2.

8.4 Highways

8.4.1 The Local Highways Authority has been consulted on this application and following the submission of amended plans, no objection or concerns have been raised in relation to the location of the garage or expansion of the parking area. No highway or pedestrian safety issues would arise from the development, in accordance with policy GP4.

8.4.2 The Parking Standards SPG requires one parking space per bedroom, up to a maximum of three spaces within Parking Zone 3. As the proposed dwelling would contain four bedrooms, a total of three parking spaces is required. The submitted plans demonstrate that the garage is capable of accommodating two vehicles, with sufficient space available on the driveway to provide additional parking. It is therefore considered that adequate off-street parking provision would be available to serve the development, in accordance with the Parking Standards SPG and Policy T4.

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 accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement. The submitted Green Infrastructure Management Plan states that existing trees within the site will be retained and managed through regular maintenance to ensure they continue to provide ecological benefits and act as a visual screen. Proposed hedge planting will be protected from rabbit damage through the use of guards, stakes and, where necessary, fencing. These protective measures will be removed after three to four growing seasons, once the planting is sufficiently established. Given the scale of development, this is deemed acceptable.

8.5.2 A bat survey has been submitted in support of the application, which found no evidence of bats using the property at the time of the survey. However, it recommends that any roof removal works are carried out in accordance with a method statement and under the supervision of a licensed bat ecologist. No comments have been received from the Council's Ecologist. Having regard to the nature of the proposed works and the location of the site, it is considered unlikely that the development would adversely affect bats, nesting birds or other European Protected Species. Nevertheless, a suitably worded informative will be attached to any planning permission to advise the applicant of their responsibilities should protected

species be encountered during the works.

8.6 **Trees and Landscaping**

8.6.1 There is a tree within the curtilage of the property that is protected by Tree Preservation Order TPO05/2016. No works are proposed to this tree, however works are proposed to the other trees within the site. The Council's Tree Officer has raised no objection to the proposal. However, it has been recommended that an Arboricultural Impact Assessment, Tree Protection Method Statement and Tree Protection Plan are submitted to demonstrate the location and implementation of protective measures during the construction period. These details can be secured by planning condition.

8.6.2 The Council's Landscaping Officer has raised no objection to the proposed development however advises that the revised landscape plan does not identify the condition of retained vegetation or fully address opportunities for replacement planting to compensate for the loss of tree canopy. In particular, there are opportunities within the site to provide additional replacement planting, including along boundary areas where vegetation quality is currently poor and previous tree cover has been lost. Accordingly, a condition will be added requiring the submission of a revised landscaping scheme incorporating details of retained vegetation, replacement tree and hedge planting, and a medium-term management and maintenance programme to ensure the successful establishment of the proposed planting and enhancement of the site's green infrastructure.

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 Due to the scale, design and siting of the proposed works, it is considered that the development would preserve the significance of the curtilage-listed building. The proposal would not result in any unacceptable impacts on the residential amenity of neighbouring occupiers, would provide adequate off-street parking and would not give rise to any highway safety concerns. Overall, the proposals are considered acceptable and are in accordance with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents other than as amended by conditional discharge:

218 200 revF Landscape Plan Felthorpe House, PP04 - Garage Elevations and Floor Plans, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, Green Infrastructure Statement, Ecological Appraisal - JAN 26, Bat Activity Survey 2025 Report, Heritage Impact Statement, Tree Survey, Categorisation & Constraints Report,

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

Pre-commencement Conditions

02 Tree Protection: No development shall take place until a detailed Arboricultural Method Statement (AMS) including a Tree Protection Plan consistent with BS 5837:2012 and including supervision and inspection schedules, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved AMS and Tree Protection Plan. The approved Tree Protection measures shall be retained in situ for the duration of construction works and no plant, materials, waste, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, vehicles trafficked, fires lit or fluids disposed of within the protected areas, nor any other activity injurious to the protected trees and hedges be carried out.

Reason: To ensure construction works do not harm retained trees, woodland or hedgerows in accordance with Policy GP5 of the LDP.

03 Net-Benefit for Biodiversity: Prior to the commencement of development, a biodiversity enhancement scheme, following the principles outlined in the Green Infrastructure Statement (Received 13/02/2026) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved details 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 protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre-construction Conditions

04 Details of the Garage: Prior to the construction of the garage, details of that garage, to include all proposed external materials, door details, eaves details, rainwater goods details and ridge tile details with drawings to a minimum scale of 1:50 @ A1, with larger scale drawings as necessary to sufficiently describe the proposal shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the garage shall

be constructed in strict accordance with the approved details and retained in that form for its lifetime.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

05 Details of Driveway Materials: Details of finishing materials to the proposed driveway (to include samples of resin-bound driveway, kerbstone finishes and stone paving to highway threshold) shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the driveway shall be completed strictly as approved and retained in that form for its lifetime.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

06 Fence Details: Prior to its construction, details of the design, finishing treatment and siting of the metal fence identified in Drawing 218 200 F – Landscape Plan shall be submitted to the Local Planning Authority. Following the written agreement of the LPA the metal fence shall be installed as approved prior to the first use of the extensions and other works hereby approved and the fence shall be retained as agreed for the lifetime of the development. No other fencing shall be installed along the southwestern frontage of the site forward of the front elevation of the house without the prior written approval of the LPA.

Reason: To ensure that a high-quality boundary treatment is secured in a prominent location that is appropriate to the character and appearance of the site and the wider area in the interests of good design, visual amenity and cultural heritage. Policies SP9, GP2 & GP6.

Pre-occupation Conditions

07 Prior to the first beneficial use of the development hereby approved the existing close board fence along College Road shall be removed and the laurel hedge identified in Drawing 218 200 F – Landscape Plan shall be planted and maintained for a period of 5 years from the date of planting with any plants that die or fail to thrive in that establishment period being replaced by similar stock.

Reason: to enhance green infrastructure on the site, to provide secure boundaries and to enhance the character and appearance of the site in the interests of privacy, security, visual amenity and good design. Policies SP9, GP2, GP5 & GP6.

Compliance Conditions

07 Chimney Retention: For the avoidance of doubt, the existing chimney stack and associated chimney pots shall be retained.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

NOTE TO APPLICANT

01 This decision relates to: 218 200 revF Landscape Plan Felthorpe House, PP04 - Garage Elevations and Floor Plans, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, Green Infrastructure Statement, Ecological Appraisal - JAN 26, Bat Activity Survey 2025 Report, Heritage Impact Statement, Tree Survey, Categorisation & Constraints Report,

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE7 and SP9 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the

Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

04 No works that affect the special character of the building should be commenced until the necessary Listed Building Consent has been obtained from the Local Planning Authority.

05 Bats often roost in houses and other buildings and trees, and work on these buildings/trees 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/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. 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.
- b. 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.
- c. 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.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000
- e. 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

06 Trees may support nesting birds at certain times of the year. The applicant is advised to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.