

Delegated Decision Report

Application No:	25/0797	Statutory Period Expires:	8th December 2025
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Site:	Clwyd House Cold Bath Road Caerleon Newport South Wales		
Proposal:	NON-MATERIAL AMENDMENT APPLICATION VARY CONDITION 1 (APPROVED PLANS) OF 21/0904 REPLACEMENT OF WINDOWS AND DOORS AND ADDITION OF CLADDING TO THE HOUSE. AMENDMENTS INCLUDE CHANGE OF COLOUR OF WINDOWS, DESIGN OF TWO WINDOWS, BACK DOOR AND FRONT DOOR		
Applicant:	C Jeffreys		
Type:	Non-Material Amendment	Ward:	Caerleon
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was granted in 2021 to replace windows and doors in the property. A condition was attached to that consent requiring materials and finishes to be used for the windows to be submitted and approved prior to the commencement of works. In 2022 a non-material amendment application was submitted and approved to amend the design of the approved details.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is one of a pair of semi-detached properties located within the Caerleon Conservation Area and the property is therefore subject to Article 4 (2) controls.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The following amendments are proposed;
- Front door – colour and design change to ‘hallmark esprit 2’ colour pastel blue RAL5024.
 - First floor front window – design changed to a 50/50 glazing
 - Ground floor rear window - design changed to 50/50 glazing
 - Side elevation door – remove the horizontal mullion so its fully glazed
 - Change colour of windows from irish oak to anteak (eurocells S30.11.0113)

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
21/0904	REPLACEMENT OF WINDOWS AND DOORS AND ADDITION OF CLADDING TO THE HOUSE	PART GRANTED/PART REFUSED	21/10/2021
22/0034	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/0904 FOR REPLACEMENT OF WINDOWS AND DOORS AND ADDITION OF CLADDING TO THE HOUSE. PROPOSED AMENDMENT IN RELATION TO THE DESIGN AND APPEARANCE OF THE APPROVED WINDOWS AND DOORS AND TO THE WORDING OF CONDITION 02 (WINDOW DETAILS)	APPROVED WITH CONDITIONS	10/03/2022

5. PLANNING POLICY

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

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change,

highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

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

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- CE7 Conservation Areas
- GP6 Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings SPG

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

Front Door - This application proposes deviation from the previously approved composite door with single central glazed panel, to one featuring paired glazing to upper panels. This is a much more traditional arrangement, one which also matches more closely with the neighbouring property (Salu) and constitutes some enhancement over the existing.

Windows - As shown within the Proposed Elevations drawing, windows to the front elevation will now result in an arrangement which essentially matches that to next-door. The proposed change from “*Irish Oak*” to “*AnTeak*” will result in a darker finish and bring further unification of the semi-detached pair.

Conclusion - The proposed will result in some enhancement to the character and appearance of Caerleon Conservation Area.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Principle of Development

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. As stipulated in *Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission*, when assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The Council's Heritage Officer has advised that the proposed door is a more traditional arrangement that would match more closely with the adjoining property and constitutes some enhancement over the existing. They add that the new front window design would match the adjoining property and the change in colour would result in a darker finish, bringing further unification of the semi-detached pair. Overall, it is considered that the proposal would result in some enhancement to the character and appearance of Caerleon

Conservation Area. Overall, it is considered that the proposed changes would not be great enough to cause an impact different to that caused by the original approved scheme and would not result in a detrimental impact visually. They would not disadvantage any third party in planning terms and do not conflict with policy. It is therefore considered that the proposed changes are non-material amendments to the originally approved scheme.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

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

9.3 Having due regard to advancing equality involves:

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

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

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

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

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

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed changes are considered to be nonmaterial amendments to the approved scheme.

11. DECISION

APPROVED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and

documents: Door and Window Drawing Received 24/10/25, Window Colourways, Front Door Received 17/09/25 and Proposed Elevations Drawing 1.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Door and Window Drawing Received 24/10/25, Window Colourways, Front Door Received 17/09/25 and Proposed Elevations Drawing 1.

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

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.