

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 20 October 2025 08:26

To: Parsons, Kelsey (Planning Officer (Student Placement))

<Kelsey.Parsons@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0607 (11 Westfield Road Newport NP20 4ND) (FULL)

Hi Kelsey,

11 Westfield Road is located within The Shrubbery Conservation Area.

According to the CAA:

3.4.1 The Shrubbery is an enclosed area with mature planting, limiting central views to a short range or a tantalising glimpse through tree cover. In particular, views along Westfield Road are characteristically green with few built elements visible, often glimpsed through gates or above planted boundaries. The elevated positioning of the houses on the south side of the Conservation Area is a characteristic feature of views along Oakfield Road, including prominent houses on corner plots.

3.4.2 Views along the northern edge of the Conservation Area have a very different character with the boundary walls of the properties on the north side of Westfield Road being a prominent feature. In views along and towards the southern edge of the Conservation Area the mature planting dominates and contrasts the higher proportion of surrounding built area. Views out of the Conservation into the surrounding area are also notable, especially towards the Civic Centre and southwards where the topography slopes down towards the river.

3.6.2 Villas – large, detached houses – are the principal type of building, with some semi-detached houses on the north side of Westfield Road. Suburban villas are characteristic of the 19th century, when more affluent residents sought larger properties with generous gardens on the outskirts of an urban area. The Shrubbery villas are irregular in their plan form and typically set towards a corner or edge of their respective plots, leaving a generous encircling garden. Their larger massing (typically two storeys in height with generous attic space) often means that the rooflines can be glimpsed above the boundary hedges and in gaps in the planting, especially on Westfield Road. The ancillary buildings in the gardens of the properties on the north side of Westfield Road are also visible in glimpses and illustrate the historic status of the villas.

3.6.4 Materials also vary throughout the Conservation Area. Ashlar-finished masonry is usually used to face Italianate-style buildings. Brick (red, yellow and buff – individually or in a combination) and pennant stone are commonly used elsewhere. Pennant stone is especially common for boundary treatments, including the taller wall along Fields Road, which are occasionally supplemented with iron railings.

3.6.5 Separate pedestrian gates and vehicular drives are also common features throughout the Conservation Area. These entrances are almost all marked by gate piers, frequently with iron railing gates. Many of the pedestrian gates appear to be largely disused but still survive in situ and often have their decorative ironmongery. Driveways are typically sloped and often curved or winding so that the house is not positioned squarely within the view framed by the gate piers.

Item 5.0 of the CAA states that:

2. Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change.

Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.

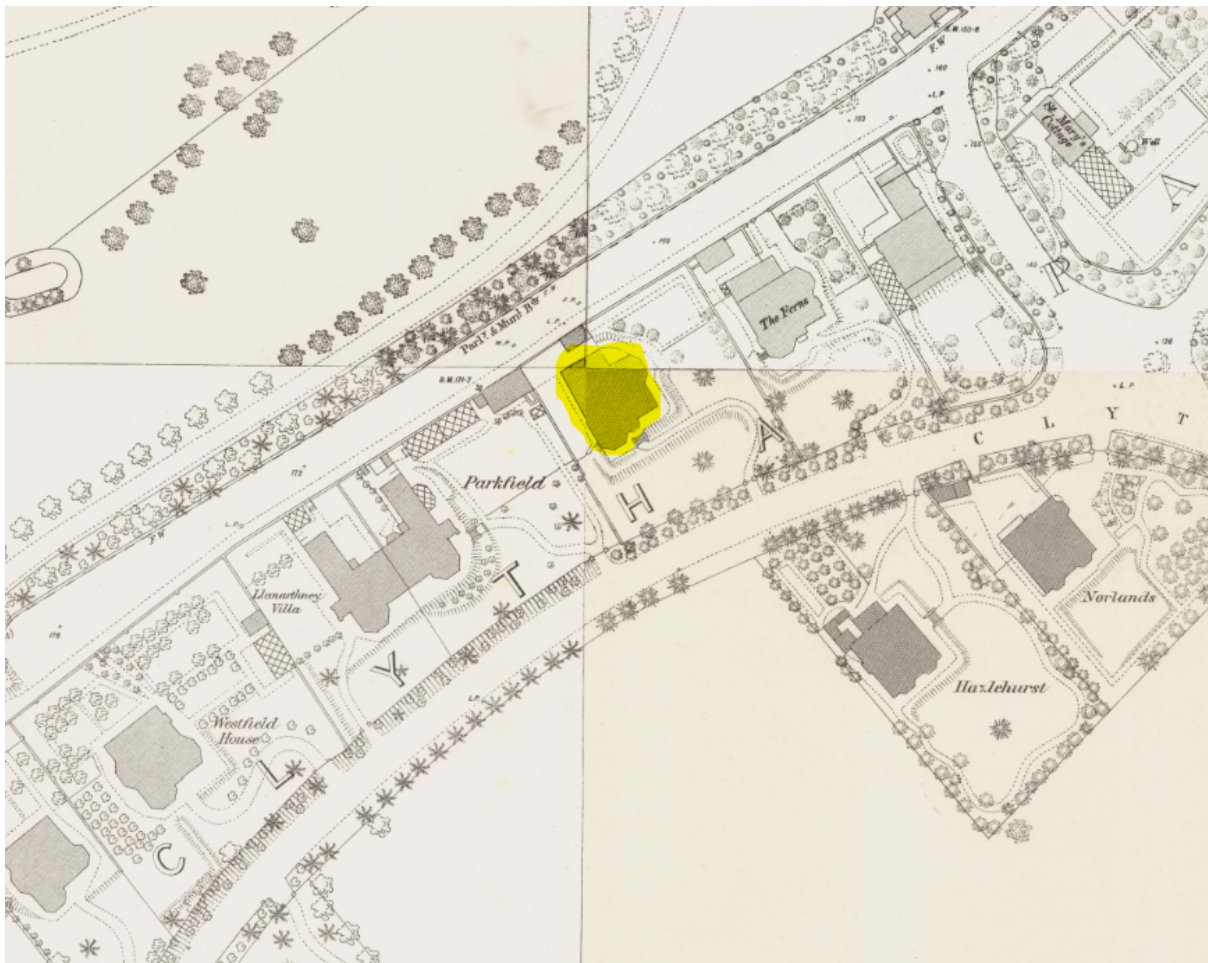
6. The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.

Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.

7. Newport City Council will resist development where the high proportion of green space to building is affected.

Reason: To protect a defining characteristic of the Conservation Area.

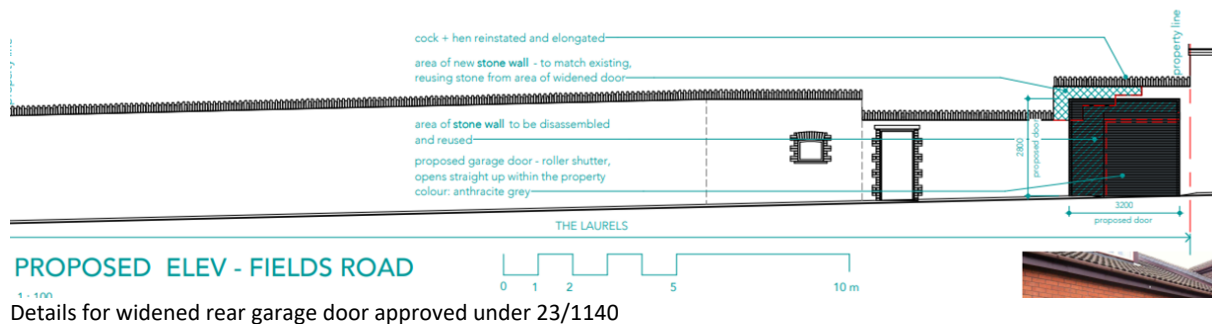
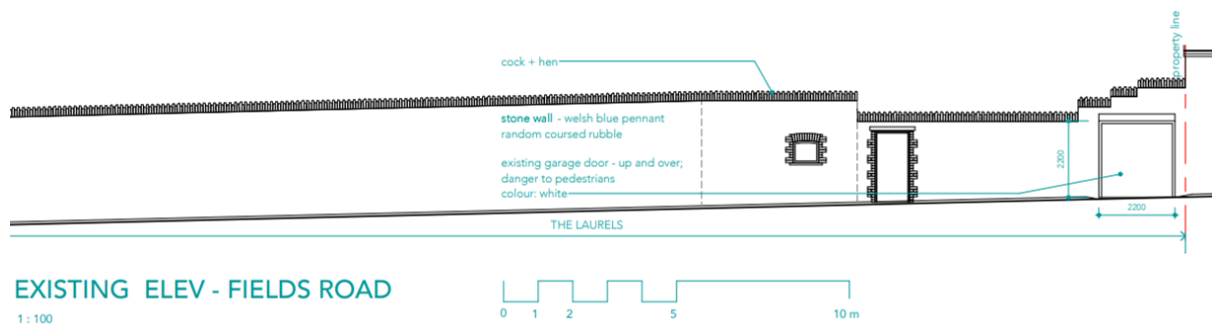
11 Westfield Road is to the northern side of the CA, amongst the first houses to be built within the area, encouraged by the new docks at Pillgwenlly, which resulted in an influx of wealth and Newport's growing population throughout the 19th century (see below, surveyed 1882).



1882 Plan showing 11 Westfield Road and surrounds.

This property fulfils many of those typical, positively contributing characteristics outlined within the CAA:

- It is a positively contributing, large, detached Italianate Suburban villa, characteristic of the 19th century, set towards a corner of a large plot, leaving a generous encircling garden.
- Only glimpsed views of the characterful building are available from Westfield Road, through the substantial mature trees and heavily planted southern boundary.
- To the northern boundary, only the upper storey and roof of the building are visible, due to the high and prominent boundary wall. This random-rubble structure (with red-brick reveals to openings and cock-and-hen coping) is a very characterful feature in its own right, though it has, in my opinion, been harmed by the enlarged vehicular access gate approved under 23/1140 and not installed according to approved plans (see below).
- The building has a fine rusticated stucco finish to some elevations (though this appears to have been continued to finish the chimney stacks at some point in the past, presumably in a hard cementitious render).



Details for widened rear garage door approved under 23/1140



Widened rear garage door, as built (June 2025)

Proposed Pool

The 2020 Article 4 Direction for The Shrubbery controls *“The construction of a hard surface where it is nearer a highway than the dwelling... Insofar as any such development...would front onto a highway or open space.”*

However, by virtue of the high rear boundary wall, I would conclude that the proposed does not fall under this definition. Indeed, due to the location and orientation of the building and its boundary, the proposed pool will remain unseen from the public realm of the conservation area.

Therefore, I would conclude that the principal concern here will be the potential for impact any such development will have upon biodiversity and any significant trees within the site, which make such a strong contribution towards the green and bucolic character of the conservation area. Any loss of said trees will result in harm to CA character and appearance.

Proposed Driveway and Entrance Canopy

As previously, separate pedestrian gates and vehicular drives are today a common feature throughout the Conservation Area. These entrances are almost all marked by gate piers, frequently with iron railing gates and curved or winding driveways.

However, it seems almost certain that there will be issues regarding the mature trees to the southern edge of this site. I will await comments from our tree officer to this regard. As trees are protected within the CA – and make a very positive contribution towards its character and appearance, any loss of or harm to mature trees here will result in harm to the conservation area.

The proposed structure is also not considered to be characteristic of the area, wherein vehicular entrances are *“almost all marked by gate piers, frequently with iron railing gates”*. Such a structure

will serve to reduce the generous garden (and the high proportion of green space to building within the site), and obscure/distract from those glimpsed views of the principal property which make such a positive contribution towards the character and appearance of the CA. This will also result in harm.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig (Adeiladau Rhestredig) /
Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor Dinas
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