

Delegated Decision Report

Application No:	25/0691	Statutory Period Expires:	31st October 2025
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Site:	<i>Daycroft Green Street Redwick Newport NP26 3DY</i>		
Proposal:	<i>REPLACEMENT OF EXISTING FRONT PORCH WITH OPEN-FRONTED OAK FRAMED PORCH</i>		
Applicant:	<i>J Thomas</i>		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Daycroft is a detached two storey dwelling located on Green Street in the Llanwern ward. The property is located on the outskirts of the village of Redwick at the Northern and Eastern approaches. It is set within a large plot, set back some distance from the highway and well screened by a multitude of dense and mature native and ornamental trees. It is bound by Greenstreet to the North, open pasture to the East and South, and Laurel House and Shop Row to the West.

2.2 The site is within the countryside (SP5), Redwick conservation area (CE7) and The Caldicot Levels special landscape area (SP8) and an archeologically sensitive area (CE6) as identified by the Newport Local Development Plan (2011 – 2026).

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed scheme seeks to replace the existing enclosed porch with an open-fronted oak framed porch. The existing porch measures 1.1m in depth, 2.1m in width and 3.2m to the ridge. The proposed porch would measure 1.75m in depth extending from the front elevation, 2.8m in width and 3.2m to the ridge of the dual pitched roof. The porch would feature a decorative curved tie beam and flared front posts. Side elevations will consist of half-height rendered walls with stone or oak cills and timber framed windows, painted to match the existing, between oak uprights. The roof construction will feature open oak rafters, notched over the principle oak bearer and curved at the eaves for a traditional appearance. The roof finish will be natural slate to match the host dwelling. The existing front door will be replaced with a traditional style timber door with large, glazed panel and half-height sidelights, all painted to match the existing windows.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0079	ERECTION OF SINGLE STOREY REAR EXTENSION FORMING SUNROOM	GRANTED WITH CONDITIONS	26.03.2020
05/0063	ERECTION OF STABLES WITH ACCOMMODATION AT FIRST FLOOR	GRANTED WITH CONDITIONS	01.07.2005
91/1387	TWO STOREY SIDE EXTENSION	GRANTED WITH CONDITIONS	23.04.1992

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)

Policy SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

Policy SP8 – Special Landscape Areas states that proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.

Policy CE6 – Archaeologically Sensitive Areas states that development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined: i) where groundworks and/or the installation of services are proposed within the archaeologically sensitive areas of Caerleon, the levels, lower Machen and the city centre, or; ii) within other areas of recognised archaeological interest.

Policy CE7 – Conservation Areas states that Conservation Areas development within or adjacent to conservation areas will be required to: i) be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate. ii) avoid the removal of existing historic features, including traditional shopfronts and joinery. iii) use materials which are traditional, or appropriate to their context. iv) complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area. v) pay special attention to the settings of buildings and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area. vi) avoid adverse impact on any significant views, within, towards and outwards from the conservation area.

Policy GP2 – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy H13 – Extensions to Dwellings in the Countryside states that beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that: i) the

volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;
ii) the existing dwelling has a lawful residential use.

5.4 HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 HENEB (GLAMORGAN GWENT ARCHAEOLOGICAL TRUST)

No objection

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA). It is also within the Gwent Levels Registered Historic Landscape, specifically the Redwick Village Character Area (HLCA005) which is the best-preserved nucleated settlement in the Levels, originating in the 11th and 12th centuries. Although not depicted on the First Series map of 1830, the building is depicted on the First Edition OS of 1882 and has been extended since then. There is the potential that any significant ground disturbance may encounter archaeological deposits in the form of buried land surfaces.

However, the current application is for a replacement porch. Whilst the proposed porch is slightly larger and there are likely to be requisite groundworks, the scale would be highly limited and in previously disturbed ground. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.2 LANDSCAPE OFFICER CONSULTATION RESPONSE

No objection

6.3 PRINCIPAL HERITAGE OFFICER

No objection

As identified within the supplied HIS, the site lies on the Eastern fringe of the Redwick Conservation Area (CA), within which there is no Article 4 Direction.

The property is unlisted, does not front onto the highway and is not appreciable from the public realm of the CA.

As such, the proposed works would not be considered to impact upon its special character or appearance.

However, considering the site is located within Gwent Levels Archaeologically Sensitive Area - and the potential for below-ground works - you should ensure that Heneb (formerly GGAT) have had ample opportunity to comment prior to approval.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 03.09.2025, Site Notice was put up on 12.09.2025.

7.1 NEIGHBOURS: 1no neighbour was consulted. No representation received to date.

8. ASSESSMENT

8.1 Principle of Development:

Policy SP5 of the Newport Local Development Plan 2011 – 2026 states that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. The application proposes an extension to an established dwelling in the countryside and is accompanied by a design and access statement, a heritage impact statement and a biodiversity enhancement scheme.

8.2 Visual Amenity/ Character and Appearance;

The House Extensions and Domestic Outbuildings Supplementary Planning Guidance

(Adopted January 2020) states that a porch should relate sympathetically to the existing building and the streetscape by virtue of its size, design and materials. The proposed replacement porch has a visual subordination to the main dwelling, similar to that of the existing. The open-fronted oak frame arrangement reduces the visual mass and maintains unobtrusiveness, and the proposed materials are sympathetic to the rural character of the area.

8.3 The site lies on the Eastern fringe of the Redwick Conservation Area. As the site is within a conservation area, the development is required to preserve or enhance the character or appearance. Daycroft itself, whilst not grade listed, has an attractive frontage, a typical characteristic of the local vernacular. The property does not front onto the highway and is not appreciable from the public realm of the Conservation Area. As such, the proposed works would be considered to not impact upon its special character or appearance of the CA. The proposed porch is broadly a replacement of an existing structure, albeit the existing porch provides little aesthetic value, and the proposed porch is more akin to a rural dwelling through the use of sympathetic materials. As such, the proposed porch is considered to enhance the rural character of the host property.

8.4 The site is within the designated Special Landscape Area (SLA) of the Caldicot Levels. It is considered that the design of proposed porch contributes positively to the area through high quality design and does not negatively impact or affect the intrinsic character, quality, features or conservation value of the Special Landscape Area.

8.5 **Residential Amenity:**

Due to the detached nature of the dwelling, it's location set into the large plot, distance from the nearest neighbouring property (Laurel House) and the presence of dense mature vegetation along the boundary, it is considered that the proposal would not have a detrimental impact on neighbouring amenity. Moreover, the replacement porch is largely of the scale and positioning of the existing to be removed and therefore considered to have no detrimental impact on amenity over and above the existing.

Biodiversity:

8.6 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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The surface water run-off from the new porch roof will be directed to rain gardens with additional soft planting of native perennial species. Additionally, a bat box is proposed to be installed on an existing tree within the development site, installed facing a southwesterly direction and no lower than 3m above ground level. These measures are commensurate with the proposed development, and their implementation can be secured via a suitably worded planning condition.

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 There would not be a demonstrable adverse impact on residential amenity, nor the character/appearance of the conservation area/special landscape area as a result of the development. The proposal is compliant with the requirements of the Historic Environment Act (Wales) 2023.

11. DECISION

GRANTED WITH CONDITIONS

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

- Site Location Plan
- PDC-100 – Proposed Combined
- Design Access Statement
- Heritage Impact Statement

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 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in 'Design Access Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos; Site Location Plan, PDC-100 – Proposed Combined, PDC-001 – Existing Combined, Design Access Statement, Heritage Impact Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP8, CE6, CE7, GP2, GP5, GP6 and H13 were relevant to the determination of this application.

03 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.