

Delegated Decision Report

Application No:	26/0173	Statutory Period Expires:	15th May 2026
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Site:	Three Horseshoes 45 Pillmawr Road Newport NP20 6WG		
Proposal:	NEW EXTERNAL CLADDING TO FIRST FLOOR OF BUILDING		
Applicant:	C Hickford		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application property is a public house set within a curtilage comprised of a rear beer garden and large car parking area located within the eastern area of the pub grounds. The building itself is mid-to-late 20th Century and has a relatively traditional public house appearance with a principal elevation facing south-west onto Pillmawr Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 External cladding is proposed on the first floor of the existing building on the southwest and southeast elevations. The proposed cladding would be horizontal coastline composite shiplap boards in oyster white.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0055	ADVERTISEMENT CONSENT FOR 4NO ILLUMINATED HOARDING SIGNS, 2NO NON-ILLUMINATED HOARDING SIGNS, 1NO ILLUMINATED HANGING SIGN AND 1NO ILLUMINATED FASCIA SIGN	GRANTED WITH CONDITIONS	18.03.2026
16/0544	DISPLAY OF VARIOUS ILLUMINATED AND NON ILLUMINATED SIGNAGE	GRANTED	21.07.2016
12/0877	CREATE NEW ENTRANCE TO BAR BY FORMING NEW PORCH	GRANTED WITH CONDITIONS	26.10.2012

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 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 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.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 10.03.2026.

7.1 NEIGHBOURS: 22no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The application proposes horizontal composite cladding in Oyster White at first floor level. The external walls at both ground and first floor level are currently smooth render painted in a cream colour. The cladding at first floor level would not appear incongruous in this setting nor would it unacceptably detract from the character and appearance of the host property.

8.2 The property is sited on a prominent corner along Pillmawr Road, so the proposed cladding would be highly visible on approach from both Malpas Road and Pillmawr Road however for the reasons outlined above, the development would not appear visually intrusive or overly dominant within the streetscape. As such, it is considered that the proposal is in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2025).

8.3 Residential Amenity:

The development is limited to the addition of cladding at first floor level on an existing building, as such, the proposal is unlikely to impact residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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 development does not harm the visual amenity of Pillmawr Road nor the residential amenity of neighbouring occupiers. The proposal is in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION**

GRANTED WITH CONDITIONS

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

- 3858-12 - Proposed Plan
- 3858-15 - Block Plan
- 3858-16 - Site Location Plan
- 3858-14 - Proposed Elevations

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: 3858- Existing Plan, 3858-13 - Existing Elevations, 3858-12 - Proposed Plan, 3858-15 - Block Plan, 3858-16 - Site Location Plan, 3858-14 - Proposed Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026

(Adopted January 2015). Policies GP2 and GP6 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.