

Delegated Decision Report

Application No:	25/0870	Statutory Period Expires:	31st December 2025
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Site:	Heol Andrew Farm Bishton Road Bishton Newport NP18 2DZ		
Proposal:	INSTALLATION OF AIR SOURCE HEAT PUMP HOUSED WITHIN RETAINING WALL		
Applicant:	R Thomas		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The proposed Air Source Heat Pump is located within 3 metres of the boundary of the property. As such, the installation is not Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2. SITE LOCATION AND CONTEXT

- 2.1 Heol Andrew Farm is a traditional two storey farmhouse finished in white render with a slate roof located in the Bishton and Langstone ward. A barn and outbuilding/store are located to the northeast of the existing dwelling with a courtyard/parking area to the east and a garden area to the front of the farmhouse. A detached garage/car port is also located within the courtyard.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to install a Valiant Arotherm 3.5kw air source heat pump to the rear of the property. It will measure 765mm in height, 1100mm in width and 456mm in depth. It is to be located 1.3m from the nearest boundary. The proposed siting would include engineering works to remove a 2m section of the grassed embankment to the west of the dwelling. The ASHP would be enclosed by a retaining wall, measuring 1350mm in height, 2.5m in width and 1.4m in depth.
- 3.2 As the development includes the removal of a section of a grassed embankment, the application is accompanied by a Green Infrastructure Statement. In terms of biodiversity enhancement, fruit bushes, including Hawthorn, Holly and Rowan are proposed 1.4m to the north of the ASHP.

4. RELEVANT SITE HISTORY

REFERENCE	PROPOSAL	DECISION	DECISION DATE
25/0172	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0042 SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS. AMENDMENTS INCLUDE CHANGES TO FENESTRATION AND INTERNAL LAYOUT	APPROVED & CONDITIONS	31.03.2025
24/1049	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0042 SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS. AMENDMENTS INCLUDE CHANGES TO FENESTRATION, NEW ENSUITE TO BEDROOM 1, ADDITION OF AIR SOURCE HEAT PUMP AND ERECTION OF RETAINING WALL 1250MM HIGH	REFUSED	26.02.2025
24/0042	SINGLE STOREY FRONT EXTENSION AND CHANGE OF WINDOWS	GRANTED WITH CONDITIONS	14.03.2024
23/0529	DOUBLE STOREY EXTENSION, INTERNAL	GRANTED WITH	16.11.2023

	ALTERATIONS, DEMOLISH GARAGE AND REBUILD LARGER GARAGE	CONDITIONS	
95/0932	CERTIFICATE OF LAWFULNESS FOR PROPOSED REBUILDING OF END SECTION OF HOUSE	GRANTED	08.12.1995
91/0665	DEMOLITION AND REBUILDING OF TWO STOREY SIDE EXTENSION	PLANNING PERMISSION NOT REQUIRED	20.08.1991

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)

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- GP2 (General Amenity)
- GP6 (Quality of Design)
- GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE.

6. CONSULTATION RESPONSES

6.1 ENVIRONMENTAL HEALTH OFFICER No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20.10.2025

7.1 NEIGHBOURS: 2no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Air source heat pumps (ASHPs) must be sited to have minimal effect on the external appearance of the property and wider amenity of the area. The ASHP is to be sited at the rear of the main house. This is a less prominent elevation that is not visible from the public realm and is an appropriate siting for the proposal. Moreover, the ASHP is to be encased by retaining walls and fruit planting which minimises its visual impact. Regarding the impact of the retaining walls, it is considered that due to their limited height, their siting at the rear of the dwelling and the screening benefits offered by the proposed planting, the walls would

not harm the visual amenity of the property. As such, it is considered that there would not be an adverse visual impact caused by the proposal. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.2 The ASHP would be located 1.3m away from the nearest boundary. This boundary is shared with expansive farmland, believed to be in the applicant's ownership. The nearest neighbouring property (Little Paddocks) is approximately 30m northwest of the proposed ASHP location, separated by the main dwelling of Heol Andrew farm. The Council's Environmental Health Officer has been consulted on this application, but no response has been received to date. Nevertheless, given the siting of the ASHP between retaining walls which would act as an acoustic barrier and the distance from the neighbouring dwelling, there is no reason to consider any demonstrable impact upon amenity insofar as noise is concerned.
- 8.3 In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales edition 12, an ecological enhancement scheme commensurate with the scheme is required. The proposal suggests the planting of fruit bushes, including Hawthorn, Holly and Rowan. It is considered that this would sufficiently address the importance of biodiversity, and the implementation will 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 The ASHP and associated development is suitably sited and would not have an adverse visual impact or impact on the amenity of the neighbouring occupier.

11. DECISION

GRANTED WITH CONDITIONS

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

- MH-10605 - Proposed Site Plan
- MH-10606 - Proposed Layout.
- Green Infrastructure 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 operation of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents: 'MH-10605 - Proposed Site Plan', 'MH-10606 - Proposed Layout' and 'Green Infrastructure 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 Photograph 1, Site Photograph 2, Site Photograph 3, Site Photograph 4, Green Infrastructure Statement, MH-10603 - Existing Site Plan, MH-10604 - Existing Layout, MH-10605 - Proposed Site Plan, MH-10606 - Proposed Layout.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 and GP7 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.