

From: Arnall, Guy

Sent: 15 April 2026 16:36

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0119 (1 Oakfield Gardens Newport NP20 4NJ) (FULL)

Hi Marnie

Re: CREATION OF RAISED PARKING SPACES TO THE FRONT OF THE PROPERTY ALONG WITH DROPPED KERB ACCESS

This application proposes substantial loss of the front garden, hedgerow boundary and low boundary wall at No. 1 Oakfield Gardens, to enable the introduction of hardstanding for parking of two vehicles.

Legislative Background

The Historic Environment (Wales) Act 2023 (HEWA 2023) came into force 4th November 2024 and repeals the previous legislative framework for the protection of the Historic Environment in Wales, including the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of Conservation Areas, Section 160 of the HEWA 2023 imposes the general duty (derived from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990)) that “*In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area*”.

Planning Policy Wales (Edition 12, 2024) states that:

“6.1.6 The Welsh Government’s specific objectives for the historic environment seek to:

- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.”

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

*“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.”*

Observations

Though the property of No. 1 Oakfield Gardens lies just outside the designated boundary of The Shrubbery Conservation Area (CA), part of its northern curtilage boundary - and much to the east and south - are coterminous with that of the CA. This places the site boundary to No.1 within the CA, and the relevant garden site within the CA's immediate visual and spatial setting. This close association is most notable within those views available from Westfield Road, and particularly where its green boundary terminates that key downhill view from the junction with Edward VII Crescent.

As above, Policy CE7 of the Newport LDP explicitly requires development to *“avoid adverse impact on any significant views, within, towards or outwards from the Conservation Area”* and to *“pay special attention to the settings of buildings and spaces”*. The Shrubbery Conservation Area Appraisal (February 2020) further confirms that any development within the setting of the Conservation Area which harms its character should be resisted.

Views along Westfield Road are specifically identified within the CAA as being important; the thoroughfare being characterised by its green enclosure and lack of visually prominent built form. Mature planting, hedges, and garden vegetation dominate the experience of this route, with buildings typically screened - or glimpsed through gaps within mature planting.

Although the front garden in question falls immediately outside the CA, its hedgerow and wall form boundary to the CA. Both this hedgerow and its associated front garden therefore form key part of the contained, green and verdant character of Westfield Road, making positive contribution towards the continuity of greenery that reinforces the experience of moving through the Conservation Area.

The loss of green boundary and the replacement of garden planting with hardstanding and parked vehicles would undermine this visual continuity, introducing urban and utilitarian features into a view that presently reinforces the semi-rural character of The Shrubbery Conservation Area and its immediate surroundings. This would result in harm to both the character and appearance of the Conservation Area as experienced from the public realm, and to its wider setting.

As such, this application fails to preserve the character and appearance of the Conservation Area and its setting, contrary to the aims of national policy, guidance and those objectives set out in the adopted Conservation Area Appraisal.

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 Casnewydd / Newport City Council