

Delegated Decision Report

Application No:	26/0279	Statutory Period Expires:	8th June 2026
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Site:	46 Dolphin Street Newport NP20 2AT		
Proposal:	PROPOSED REPLACEMENT OF FRONT DOOR (RETROSPECTIVE)		
Applicant:	J Holland		
Type:	Full	Ward:	Pillgwenlly
Decision:	REFUSED		

1. BACKGROUND

1.1 Surrounding Site History

61 Dolphin Street:

24/0018	UPGRADE WINDOWS AND DOORS TO MODERN UPVC TO IMPROVE ENERGY PERFORMANCE OF THE PROPERTY	REFUSED
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Reason for refusal:

The windows and doors, by reason of their materials, finish, reflective properties, and bulky frames are of a poor quality design which would fail to preserve or enhance the character and appearance of the property and the Lower Dock Street Conservation Area, contrary to policies GP2, GP6 and CE7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

42 Dolphin Street:

17/0595	RETENTION OF REPLACEMENT OF FRONT DOOR AND FOUR FRONT WINDOWS	REFUSED
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Reason for refusal:

The windows and doors, by virtue of their materials, finish, reflective properties, bulky frames, glazing proportions and (door) colour, are of a poor quality design which has a detrimental impact on the visual amenities of the street scene, which fail to preserve or enhance the character and appearance of the Lower Dock Street Conservation Area, contrary to policies GP2, GP6 and CE7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

4 Dolphin Street:

16/1245	RETENTION OF REPLACEMENT FRONT DOOR	REFUSED
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Reason for refusal:

The door, by reason of its design, appearance and detailing, represents an inappropriate addition to the Edwardian terraced dwelling and wider street scene which fails to preserve or enhance the character and appearance of the Lower Dock Street Conservation Area, contrary to policies GP2, GP6 and CE7 of the Newport Local Development Plan 2011-2026.

6 Dolphin Street:

14/0561	RETENTION OF REPLACEMENT DOOR AND WINDOWS	REFUSED
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Reason for refusal:

The windows and door are crudely detailed and together with the UPVC material fail to preserve or enhance the character of the Lower Dock Street Conservation Area contrary to Policies SP9 and CE7 the Local Development Plan 2011-2026 (Adopted January 2015).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is situated on a terraced residential street within the Pillgwenlly ward. Houses along this street hold a strong architectural character consisting of either 1/2no. ground floor windows and a single doorway, with 2no. upper floor windows. The street contains on-street parking. The property relates to a 19th century terraced property and lies within the Lower Dock Street Conservation Area, which is also subject to an Article 4(2) direction which has removed the property's permitted development rights.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the retention of a PVC doorway at 46 Dolphin Street. The door was changed from a timber door to a white PVC door.

4. RELEVANT SITE HISTORY

None.

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 HISTORIC ENVIRONMENT WALES ACT (2023)

5.4 TECHNICAL ADVICE NOTES

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE7 (Conservation Areas)

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

46 Dolphin Street is located within the “Tredegar Market Quarter” of Lower Dock Street Conservation Area, wherein an Article 4(2) Direction restricts the *“Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwellinghouses... insofar as any such development referred to above would front onto a highway or open space.”*

The property in question retains its unrendered front elevation, with buff brick string courses which align with bath stone lintels to window and door openings, though its original timber sash windows have, at some stage, been lost. The ‘existing’ front door was in painted timber with a raised-and-fielded four-panel arrangement, set within a timber frame with plain fanlight over. Though such details were not entirely correct for the original joinery to the street (thought to be the bolelection-moulded four-panel timber doors with central brass knob to locking rails - as per those seen on those adjacent to nos. 45 and 44), it retained a materiality, form and a setting-out similar to these traditional doors, with a traditional painted timber finish and an overall appearance which made a positive contribution towards the character and appearance of the area.

As replaced, the new is a faux Victorian uPVC door with bolelection moulded panelling, with uPVC door frame, identifiable by its smooth, uniform surface finish, bulky sections, and applied decorative elements. These characteristics deviate from the recognised original door form for the street, are inherently modern, and lack the traditional setting-out and authentic detailing of timber joinery; featuring a sheen and mass-produced appearance, the materiality of which also contrasts strongly with the softer, painted finishes of traditional doors and joinery which make a positive contribution towards the area.

Though it is recognised that there has been incremental and detrimental change to the character and appearance of the area over time, this work (which has already undertaken) results in further, harmful change, and therefore fails to preserve or enhance the character or appearance of Lower Dock Street Conservation Area, contrary to the aims of Section 160 of the Historic Environment Wales Act 2023, the objective of Planning Policy Wales (Edition 12, 2024) and Policy CE7 of Newport Local Development Plan 2011 – 2026 (January 2015).

As a result, this is now a matter for enforcement.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16/04/2026.

7.1.1 10 no. neighbours were consulted. 1no comments was received.

- The original door was wooden 6 panelled door. It was replaced it was more in keeping with conservation area. It's a conservation area and I would like my council to be proactive in not allowing any of my neighbours doing what they want.
- Should This dreadful white plastic door be allowed to stay it will send a message to me and other neighbours that the council don't care and we all can do what we like some 8 years ago you enforced your authority told my neighbour in 42 dolphin street to remove a plastic door they did please don't let us down this time.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. However, the site is situated within an Article 4 direction, therefore, there are restrictions on certain development. This is discussed below.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The application site is defined within the Lower Dock street Conservation Area, therefore, development should either preserve or enhance the Conservation Area. The Conservation Area is also subject to an Article 4 direction which has removed permitted development rights for, *Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwellinghouses*. The previous doorway consisted of a timber door which has been replaced with a white upvc door. The white colour of the UPVC door is prominently unnatural compared to the previous timber door, with the UPVC having a 'flat' appearance and reflective properties. The proposal is considered to represent an unsympathetic alteration to the property and the wider street scene which is detrimental to the visual amenities of the area, and which fails to preserve or enhance the character and appearance of the Lower Dock Street Conservation Area, which is the statutory duty of the Historic Environment (Wales) Act 2023.

8.2.2 The Heritage Officer was consulted on the application and states the characteristics deviate from the recognised original door form for the street, are inherently modern, and lack the traditional setting-out and authentic detailing of timber joinery; featuring a sheen and mass-produced appearance, the materiality of which also contrasts strongly with the softer, painted finishes of traditional doors and joinery which make a positive contribution towards the area. This work results in further, harmful change, and therefore fails to preserve or enhance the character or appearance of Lower Dock Street Conservation Area, contrary to the aims of Section 160 of the Historic Environment Wales Act 2023, the objective of Planning Policy Wales (Edition 12, 2024) and Policy CE7 of Newport Local Development Plan 2011 – 2026 (January 2015).

8.2.3 There are examples of other UPVC windows and doors in the area, but these are either unauthorised, lawful or were in place at the time of the Conservation Area designation, and they have a harmful impact on the character and appearance of the Conservation Area, which this development would only serve to exacerbate. The motives of the applicant in undertaking the development are noted for energy performance, but there is no evidence to suggest that the doors could not have been replaced by more appropriate timber items, as opposed to UPVC. The host dwelling appears to have previously changed the windows on the property to white UPVC windows, however, it is understood that these could now be immune, but will need to be considered under an enforcement investigation. The use of UPVC has had a detrimental impact on the appearance of the dwelling as it necessitates a thicker, bulkier, and cruder frame to the windows. The existing nature of the windows does not justify the retention of the UPVC door. The LPA consider that the change of the door to UPVC has a detrimental impact to the character and appearance of the dwelling, and the Lower Dock Street Conservation Area.

8.3 **Ecology**

8.3.1 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 NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. Given the scale of development, a biodiversity enhancement is not required in this instance.

8.4 **Other comments**

8.4.1 A neighbour has commented that the setting of the Conservation Area should be preserved and approving the door will set a detrimental precedent for the area. The design concerns have been addressed above, and it is unacceptable.

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 replacement of the original timber door with a white UPVC door represents an unsympathetic and harmful alteration that fails to preserve or enhance the character and appearance of the Lower Dock Street Conservation Area. The proposal conflicts with Section 160 of the Historic Environment (Wales) Act 2023, Planning Policy Wales (Edition 12) and is contrary to Policy CE7 of the Newport Local Development Plan, and therefore cannot be supported. The application is refused.

11. **DECISION**

REFUSED

01 The front door, by reason of its modern appearance, materials, finish, and reflective properties, are of a poor quality design which would fail to preserve or enhance the character and appearance of the property and the Lower Dock Street Conservation Area, contrary to policies SP9, GP6 and CE7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015), the Historic Environment Act 2023 (Wales) and Technical advice note (TAN) 24: the historic environment.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Door Plan; Planning Report; Site Photograph 1; Site Photograph 2; Site Photograph 3; Site Photograph 4

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5, GP6, CE7 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.