

Notice of Decision

REVISION 01



L Rees
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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0372**

Application Type: **Full**

Proposal: **REMOVAL OF EXISTING DORMER WINDOWS AND THE INSTALLATION OF AOV (AUTOMATIC OPENING VENT) ROOFLIGHT ABOVE STAIRCASE, PV PANELS AND REPLACEMENT OF ROOF TILES (PART RETROSPECTIVE)**

Site/Location: **Orchard House , 11A Norman Street, Caerleon, Newport, NP18 1BB**

Decision Date: **28th August 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 27th May 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. Approved Plans & Documents

The development shall be implemented in accordance with the following plans and documents: 3258-PEN-ZZ-ZZ-DR-A-2801-B1-C2-Proposed Roof Plan; 3258-PEN-ZZ-ZZ-DR-A-3100-B1-C7-Proposed Elevations; Biodiversity Construction Method Statement V4 (Received 05/08/2025); One Vision Datasheet; Email from Lindsey Rees (26th August 2025 at 14:48) Confirming External Materials Biodiversity Strategy (26th March 2025); 258-PEN-RP-A-8600-S1-P2 Supporting 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.

25/0755 – Non Material Amendment approved on 17th September 2025 by Newport City Council.

2. General conditions

Biodiversity Construction Method Statement

The approved development shall be undertaken in full accordance with approved document 'Biodiversity Construction Method Statement V4 (Received 05/08/2025)'.

Reason: In the interests of protecting European Protected Species in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

3. Biodiversity Enhancement
Within 3 months of commencement of development, the 6no. bat boxes, as shown on the approved plans, shall be installed. The bat boxes shall be painted or finished in a manner that matches the adjacent brickwork to which they are affixed so far as practicably possible. The bat boxes shall be retained in this state thereafter.
Reason: To ensure the development contributes to biodiversity enhancement and preserves the character and appearance of the Caerleon Conservation Area, in accordance with Policies GP5 and CE7 of the NLDP 2011-2026 (adopted January 2015).
4. Proposed Roof Tile Material
The proposed replacement roof tiles are to be 'Acme Single Camber Heritage Weather' roof tiles, as confirmed via approved document 'Email from Lindsey Rees (26th August 2025 at 14:48) Confirming External Materials' and shall be retained thereafter.
Reason: To ensure the development preserves the character and appearance of the Caerleon Conservation Area, in accordance with Policy CE7 of the NLDP 2011-2026 (adopted January 2015).

25/0755 – Non Material Amendment approved on 17th September 2025 by Newport City Council.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: 3258-PEN-ZZ-ZZ-DR-A-1010-B1-C1-Site Location Plan; 3258-PEN-ZZ-ZZ-DR-A-3000-B1-C2-Existing Elevations; 3258-PEN-ZZ-ZZ-DR-A-2800-B1-C2-Existing Roof Plan; Cover Letter.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP5, GP6, CE6 and CE7 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).