

Notice of Decision



B Harris
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Newport
NP20 4PG

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0154**
Application Type: **Full**
Proposal: **THE CONSTRUCTION OF A FRONT PORCH, DOUBLE STOREY SIDE EXTENSION WITH SINGLE REAR EXTENSION. THE OVERALL PROPOSAL ALSO INCLUDES WORKS TO THE REAR GARDEN**
Site/Location: **21 Cot Farm Circle, Newport, NP19 9JR**
Decision Date: **24th July 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 26th March 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. The development shall be implemented in accordance with the following plans and documents:
 - Existing 3D visuals R917-02 A1
 - Existing plans and elevations R917-01 A1
 - Existing site plan R917-03 A1
 - Green Infrastructure Statement received 28/02/2025
 - Location Plan R917-00 A4
 - Proposed 3D visuals R917-05 A1
 - Proposed plans and elevations R917-04B A1
 - Proposed site plan R917-06 A1

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. Prior to the first beneficial occupation/use of development hereby approved, the wall mounted bat box shall be installed in accordance with Green_Infrastructure_Statement_received_28.02.2025 and retained for the lifetime of development.
Reason: In the interest of biodiversity, in accordance with Policy GP5.

3. The existing boundary treatment along the eastern boundary of the rear garden as shown on the approved plans shall be retained for the lifetime of development.
Reason: To protect the privacy of neighbouring occupiers in accordance with Policy GP2
4. Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.
5. No additional first floor window/door openings shall be installed in the western (side) elevation of the two storey side extension and no window/door openings shall be installed in the eastern (side) elevation of the single storey extension hereby approved.
Reason: In the interests of privacy of neighbours, in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2025 (Adopted January 2015).
6. At the time of installation, the window serving the en suite/shower room at first floor level in the western (side) elevation of the two storey extension hereby approved shall be obscure glazed to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such thereafter for the lifetime of development.
Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

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:
 - Existing 3D visuals R917-02 A1
 - Existing plans and elevations R917-01 A1
 - Existing site plan R917-03 A1
 - Green Infrastructure Statement received 28/02/2025
 - Location Plan R917-00 A4
 - Proposed 3D visuals R917-05 A1
 - Proposed plans and elevations R917-04B A1
 - Proposed site plan R917-06 A1
2. 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.

3. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, 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
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / 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).