

Notice of Decision



M Fouweather
5 Gold Tops
Newport
NP20 4PG

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0270**

Application Type: **Full**

Proposal: **CONSTRUCTION OF ONE BEDROOM BUNGALOW ON PARCEL OF LAND AT THE REAR OF 25 FORT VIEW, NEWPORT**

Site/Location: **Land To Rear Of 25 , Fort View, Bassaleg, Newport, NP10 8PF**

Decision Date: **23rd July 2026**

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 10th April 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).
2. The proposed development would result in a contrived and incongruous form of development that fails to respect the established pattern of development and character of the surrounding area by reason of its siting, layout and overall form, lacking integration with the street scene and wider context contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The cumulative height of the required boundary treatment on the rear common boundary would result in an overbearing appearance resulting in an adverse impact upon the amenity of any future occupant contrary to Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. Insufficient information has been submitted to demonstrate accordance with the Step-Wise Approach as set out within Planning Policy Wales (Ed.12) and thereby would not result in a biodiversity net gain contrary to the requirements of Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. Inconsistent information has been submitted relating to the red edge site location plan and proposed block plan curtailing the Local Planning Authorities assessment of the scheme in relation to residential amenity contrary to Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

6. Insufficient information has been submitted to demonstrate that the proposed development would benefit from a lawful and permanent means of access to the adopted highway network. The submitted Site Location Plan does not connect the application site to the adopted highway and indicates that access would be taken across an unadopted parcel of land outside the applicant's ownership and control. In the absence of evidence confirming any necessary legal rights to cross this land, the Local Planning Authority cannot be satisfied that unrestricted access to and from the site can be secured for the duration of the proposed use. The proposal therefore represents an uncertain and potentially undeliverable form of development and is contrary to Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.

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:
 - o Long Cross Section (Drawing ref: 007)
 - o Vehicle Tracking Plan (Drawing ref: 006)
 - o Proposed Ground Floor Plan (Drawing ref: 005)
 - o Section Details (Drawing ref: 004)
 - o Proposed Site Elevations (Drawing ref: 003)
 - o Proposed Front & Rear Elevations (Drawing ref: 002)
 - o Site Location and Site Plan (Drawing ref: 001)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP3, GP4, GP5, GP6, H4, H6, T4 and W3 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
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
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).