

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 17 June 2026 10:32:36 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0421 (Barn At Coc-Y-North Bungalow Coc-y-north Lane Rhiwderin Newport) (DOC)

Hi Jacob

Condition 06

Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

- As shown within Drawing SD120 20B , proposed windows are flush-closing casements - an acceptable arrangement. It also makes explicitly clear that the proposed windows are to be formed in naturally finished oak as per the approved parent application, which can be left to weather naturally to a silver-grey appearance.
- Visible lintels to openings W1 and W3 are retained as oak, an acceptable approach for such a rural agricultural building.
- The bifold doors are black-finished aluminium as per approved information.
- Proposed fascia boards are painted timber, and rainwater goods are cast aluminium. All appropriate enough for the character of the building and its rural setting.

Condition 07

Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

- Where new stone is needed, it is proposed to *"be sourced locally to match the original in appearance. All repairs will match the existing in terms of stone size, colour, texture and coursing."* This is an acceptable approach.
- It is also proposed to finish the reveals of existing openings with 'toothed' brickwork where none exists currently (to D1 and W1). Proposed brick should match the existing in terms of material, size, and finished appearance. This needs to be made clear.
- It is proposed that: *"Existing pointing to be carefully scraped out and replaced with new. Pointing will be done using a traditional lime mortar (NHL 2) mixed with locally sourced sharp*

sand, to allow the building to breathe and avoid trapping moisture. Joints will be repointed with a brushed flush or slightly recessed finish, matching the original style. Any old cement pointing will be carefully removed by hand to avoid damaging the stone.” This is a satisfactory approach which will maintain the character and appearance of the building.

Condition 08

Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 of the Newport City Council Local Development Plan.

The short section of boundary wall is proposed to be *“constructed with stone reclaimed from creating new opening between Kitchen/Lounge.”* I have no issue with this. The proposed ‘cock-and-hen’ finish to match the boundary wall to the adjacent property is an appropriate approach, as is the proposed pointing specification and finish to match that the parent building.

Condition 17

Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

No comments.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 09 June 2026 11:41

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0421

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0421

Address: Barn At Coc-Y-North Bungalow Coc-y-north Lane Rhiwderin Newport

Proposal: PARTIAL DISCHARGE OF CONDITIONS 6 (WINDOW, DOOR, ROOFLIGHTS, RAINWATER GOODS AND FASCIA DETAILS), 7 (STONWORK SPECIFICATION), 8 (BOUNDARY WALL DETAILS) AND 17 (RETAINED FIELD EMBANKMENT DETAILS) OF 24/0274 CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS

submitted on 2 June 2026.

View details of 26/0421 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0421&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C3ec4e26123024adccfc208dec613aa09%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639165985091296583%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIsIlAiOiJXaW4zMtIklFOljoitWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=445Ty8C4PFH5X7sjhqF3S3zZTTklQqG1IN08v%2FrMx1w%3D&reserved=0>

Your sincerely
Development Management