

Notice of Decision



S Groucott
Skerryvore Designs
The Warehouse,
Wern Industrial Estate
Bassaleg
Newport
NP10 9FQ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0366**

Application Type: **Full**

Proposal: **REAR DORMER WITH JULIETTE BALCONY AND NEW VEHICULAR ACCESS/HARDSTANDING (PART RETROSPECTIVE),**

Site/Location: **St Helens , Chapel Road, Goldcliff, Newport, NP18 2AW**

Decision Date: **3rd September 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 15th July 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The development, by reason of its size, design and location is unsympathetic and prominent, failing to make a positive contribution to local character and appearance. It is poor design causing harm to rural amenity, the Special Landscape Area of the Caldicot Levels and the setting of St Mary Magdalen's Church and Churchyard Cross Grade II Listed Building and Scheduled Ancient Monument contrary to policies SP5, SP8, SP9 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. The access and hard surfacing, by reason of design, scale and location, are unjustified, unsafe and fail to incorporate positive drainage or permeable surfaces in an area of flood risk. This is detrimental to highway and pedestrian safety and amenity. The development is contrary to TAN 15, Policies SP3, GP2, GP4 and GP6 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Parking Supplementary Planning Guidance.
3. The rear dormer by virtue of its location and design will result in overlooking of the neighbouring property to the detriment of residential amenity. This is contrary to policy GP2 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).
4. The proposed development has a significant adverse impact upon interests of acknowledged importance, namely green infrastructure and biodiversity by reason of the damage to or loss of such infrastructure and biodiversity potential without appropriate compensation, mitigation or enhancement to the detriment of landscape character, visual amenity and ecological resilience. No information has been provided that mitigates this objection. The proposed development is therefore contrary to policies SP9 and GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015), the Wildlife and Development Supplementary Planning Guidance (Adopted August 2015), the Trees Woodland, Hedgerows and Development Sites Supplementary Planning

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:
SD1226 05 Existing Block Plan
SD1226 00 B Proposed block plan
SD1226 01C Elevations Prior to Development
SD1225 01 As Built Elevations
SD1226 01 D Proposed Elevations
SD826-03 Proposed plans
SD1226 03B Existing and Proposed First Floor Floorplans
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP5, GP6, CE6, CE9, H13, SP5 and SP8 were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

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).