

# Notice of Decision



M Harry  
Maison Design  
25 Caldicot Road  
Rogiet  
Caldicot  
NP26 3SE

## SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0528**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS) AND 8 (PARKING AND HARDSTANDING AREAS) OF 23/0201 DEMOLISH EXISTING BUNGALOW AND BUILD A SPLIT LEVEL BUNGALOW WITH ADDITIONAL VEHICULAR ACCESS. AMENDMENTS INCLUDE CHANGES TO APPROVED MATERIALS AND LAYOUT**

Site/Location: **The Talisman , Catsash Road, Newport, NP18 2LZ**

Decision Date: **17th 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 20th July 2026. The application has been:-

### **Granted with Conditions**

#### *ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL*

1. The development shall be implemented in accordance with the following plans and documents: Proposed elevations MH-9438, Proposed Plot Layout MH-9436, Proposed site plan MH-9435, 3D Views MH-9439, Proposed elevations MH-9438, Proposed floor plans MH-9437, Gate specifications.  
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. The development shall be carried out fully in accordance with details approved under application 23/0693 insofar as it relates to landscaping.  
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.
3. With the exception of the gates, the development shall be carried out fully in accordance with details approved under application 23/0693 insofar as it relates to means of enclosure and thereafter retained in accordance with the approved details.  
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.
4. Pre -occupation conditions  
Prior to the first beneficial use of the raised patio area hereby approved, a privacy screen shall have first been erected along the

eastern edge of the raised patio area, full details of which shall have first been submitted to the Local Planning Authority and written approval received. The approved screen shall be retained thereafter.

Reason: In the interests of neighbouring amenity in accordance with Policy GP2 of the NLDP.

5. Prior to the first beneficial occupation of the dwelling hereby approved, on-site parking provision and hardstanding areas shall be provided in accordance with the approved details and shall thereafter be retained.  
Reason: To ensure there is that adequate on-site parking provision including allowance for the safe circulation and manoeuvring of vehicles and to reduce impact on residential amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the NLDP.
6. The development hereby approved shall be carried out in accordance with the approved biodiversity enhancement details; see Bat Survey & Ecology Assessment held on file 23/0201, which shall be implemented prior to first occupation of the dwelling hereby approved and thereafter retained for the lifetime of the development.  
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
7. General conditions  
No additional openings other than those shown on the approved plans shall be installed in the east or west side elevation of the dwelling as hereby approved.  
Reason: In the interests of neighbouring amenity.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B and C shall be carried out without the prior written permission of the Local Planning Authority.  
Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted without the prior written permission of the Local Planning Authority.  
Reason: In the interests of the visual amenities of the area.
10. The development hereby approved shall be carried out in accordance with the mitigation, compensation and enhancement measures as set out in Section 5.0 of the accompanying Bat Survey report June 2022.  
Reason: In the interests of European Protected Species and in accordance with Policy GP5 of the NLDP.
11. The sill level of the high level window in the west elevation of the property hereby approved serving the kitchen shall be a minimum of 1.7m above internal floor level at the time of installation and shall thereby permanently be retained.  
Reason: In the interests of neighbouring amenity in accordance with Policy GP2 of the NLDP.
12. The glazing in the door in the western elevation serving the utility room and eastern elevation windows serving a bathroom and ensuite bathroom of the property hereby approved shall be obscure glazed to a minimum Pilkinton level 4 at the time of installation and shall be retained as such thereafter.  
Reason: In the interests of neighbouring amenity in accordance with Policy GP2 of the NLDP.

#### NOTE TO APPLICANT

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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.

1. This decision relates to plan Nos: MH-9438, Proposed Plot Layout MH-9436, Proposed site plan MH-9435, 3D Views MH-9439, Proposed elevations MH-9438, Proposed floor plans MH-9437, Gate specifications.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, H2 and T4 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.
4. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water

industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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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**

**Application Number: 26/0528**

**Decision Date: 17th September 2026**

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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](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto: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).