

Delegated Decision Report

Application No:	26/0196	Statutory Period Expires:	22nd May 2026
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Site:	146-152 Tregwilym Lodge Nursing And Residential Home Tregwilym Road Rogerstone Newport NP10 9YJ		
Proposal:	REAR TWO STOREY EXTENSION TO EXISTING DEMENTIA CARE HOME PROVIDING 6 WHEELCHAIR ACCESSIBLE BEDROOMS WITH EN SUITES; ADDITIONAL TWO STOREY BAY WINDOW AND EXTENDED PITCHED ROOF TO CREATE LARGER OPEN PLAN LIVING / DINING ROOMS DIRECTLY OVERLOOKING NEWLY LANDSCAPED COURTYARD; AND RECONFIGURATION OF INTERNAL LAYOUT		
Applicant:	Rosenberg		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two storey red brick Victorian Villa style building, which has undergone extension and is located north of Tregwilym Road, in the Rogerstone West ward.

2.2 The site is set up from the highway in an elevated plot and comprises of a 69no. bedroom care home, providing care for residents with dementia. The local area is generally considered to be residential, with the recent Jubilee Way housing development directly south of the highway. To the north and east the site is bound by a green corridor that segregates the site from the A467.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking planning permission for the two storey rear extension and internal reconfiguration of the existing facility to provide 6no. wheelchair accessible ensuite bedrooms along with the creation of a new landscaped courtyard space. The net increase in bedrooms is 5, as one bedroom is being lost as part of the internal reconfiguration of the existing building and relocated to the extension.

3.2 The main two storey extension is contained to the rear of the property and would partially wrap around the existing eastern most wing. It would measure a maximum depth of 12.70 metres, a maximum width of approximately 25.00 metres and to a height of 5.40 metres to eaves and 7.50 metres to the ridge, which would be set down from the host building. A two storey bay window feature is included within the south facing elevation of the proposed extension. Materials include facing brickwork to match the existing building with a roof covering of fibre cement slate to match existing. Fenestration comprises of uPVC sash windows in white, again to match existing detail.

3.3 A two storey bay window extension is also proposed within the north facing internal elevation of the existing building, which will face the new courtyard as proposed. This courtyard will comprise of pathways, benches and areas of soft landscaping combining to offer additional external amenity for residents.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
07/0370	FORTY ONE BED EXTENSION TO EXISTING NURSING HOME	Granted with Conditions
08/0473	PARTIAL DISCHARGE OF CONDITION 01 (MATERIALS)	Granted with Conditions

	AND CONDITION 05 (SLAB LEVELS) OF PLANNING PERMISSION 07/0370 FOR A 41 BED EXTENSION TO THE NURSING HOME	
08/0942	PARTIAL DISCHARGE OF CONDITION 2 (LANDSCAPING) RELATING TO PLANNING PERMISSION 07/0370 FOR EXTENSION TO NURSING HOME	Granted with Conditions
09/0799	DEMOLITION OF EXISTING GLAZED STRUCTURE TO FRONT FACADE OF NURSING HOME AND ERECTION OF NEW WALL WITH FENESTRATION	Granted
12/0336	CHANGE OF USE OF 152 TREGWILYM ROAD FROM RESIDENTIAL USE (USE CLASS C3) TO RESIDENTIAL INSTITUTION (USE CLASS C2) TOGETHER WITH SINGLE STOREY REAR EXTENSION TO EXISTING NURSING HOME AND PROVISION OF ADDITIONAL CAR PARKING	Granted with Conditions
13/0668	PROPOSED REAR EXTENSIONS TO EXISTING NURSING HOME TO PROVIDE FOUR NEW BEDROOM SUIT	Granted with Conditions
13/1195	PROPOSED REAR EXTENSION TO FORM OFFICE TO EXISTING NURSING HOME	Granted with Conditions
20/0525	CONSTRUCTION OF FRONT DORMER ROOF EXTENSION	Granted with Conditions

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 TECHNICAL ADVICE NOTES (TAN)

TAN 5 – Nature Conservation and Planning;

TAN 12 – Design.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Strategic Policies:

- SP1 Sustainability
- SP9 Conservation of the Natural, Historic and Built Environment

General Policies:

- GP1 General Development Principles – Climate Change
- GP2 General Development Principles – General Amenities
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design
- GP7 General Development Principles – Environmental Protection and Public Health

Other Policies:

- T4 Parking
- W3 Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Parking Standards
Wildlife and Development
Sustainable Travel
Waste Storage and Collection.

6. CONSULTATION RESPONSES

6.1 Dwr Cymru Welsh Water: No objection.

6.2 Highways: No objection.

6.3 Trees: Looking at the information provided by the applicant, maps and a site visit. The preexisting hard standing path is likely to have inhibited root growth towards the building and so limiting harm to roots. The trees themselves are of individual lower quality and main benefit is as a group and their visual barrier between the road and buildings.

The main requirement here is what facilitative pruning would be required to enable the development and ongoing pressure on NCC to prune to clear the roof/ likely complaints about light levels on the north edge. It is unlikely to lead to complaints about blocking the view.

The conditions I would like to see are suitable tree protective measures in the form of RPA barrier fencing in line with BS 5837. With an associated watching brief by a consultant to confirm its fitted correctly and is maintained during the development and then to provide details regarding any access pruning that would be required on the NCC Trees.

6.4 Environmental Health: No response at time of writing.

6.5 Ecology: No response at time of writing.

6.6 SAB: No response at time of writing.

7. PUBLIC REPRESENTATIONS

In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 neighbour notification letters were sent on 17th March 2026 and a Site Notice was put up on 20th March 2026.

7.1 NEIGHBOURS: 5no. neighbouring properties were consulted. No responses have been received at the time of writing the report.

7.2 ROGERSTONE COMMUNITY COUNCIL: No response at time of writing.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The site is an existing care home that meets the requirements to be considered brownfield/previously developed in accordance with the definition contained within Planning Policy Wales 12 and it is within the Urban Boundary as defined within the NLDP 2011-2026 (adopted January 2015).

8.1.2 The proposal is for the extension of the existing care home to provide additional and specialist accommodation and in principle there is no issue with this, subject to the assessment of material planning considerations as set out in the following sections of this report.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 PPW 12 confirms that good design is integral to placemaking, ensuring development responds positively to its context, prioritises people focused and inclusive environments, supports active movement, and delivers a high quality public realm. Through these principles, good design contributes to the creation of sustainable places that promote health, wellbeing and long term environmental resilience, with expectations applied proportionately to the scale and nature of the proposal.
- 8.2.2 Policy GP6 requires development proposals to demonstrate high quality design that responds positively to local context. The policy seeks to ensure that development respects the character, scale, massing, layout and appearance of the surrounding area; creates attractive, safe and inclusive environments; and contributes positively to the public realm. Proposals should promote legible layouts, good accessibility and movement, and incorporate appropriate levels of landscaping and open space.
- 8.2.3 The proposed extension is positioned to the rear of the site, within the least publicly visible part of the property. As a result, the development is not considered to give rise to any significant adverse visual impact on the surrounding streetscape.
- 8.2.4 The extension is considered to be appropriately designed, drawing clear reference from the architectural features of the host building. This includes the two storey bay elements, established fenestration patterns and detailing, the use of stone sills and matching materials, and the continuation of the existing roof form. The extension is set down from the main roof ridge and, when read alongside these features, is considered to integrate successfully with the existing building and preserve its overall character. The addition of the two storey bay window in the north facing internal elevation of the care home is also seen as an appropriate addition, which gives regard to the appearance of the existing building design.
- 8.2.5 The proposal complies with Policy GP2 (ii) and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.3 **Residential Amenity:**

- 8.3.1 Policy GP2 “General Amenity” is the relevant policy in relation to residential amenity, and states;

Development will be permitted where, as applicable:

- i) There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality;*
- ii) The proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area;*
- iii) The proposal seeks to design out the opportunity for crime and anti-social behaviour;*
- iv) The proposal promotes inclusive design both for the built development and access within and around the development;*
- v) Adequate amenity for future occupiers.*

- 8.3.2 The to the location of the proposed extension and the limited relationships shared with neighbouring properties, the potential for impact on their residential amenity is considered to be limited. To the north west of the site there is a two storey block of flats, namely 14 to 20 Hadley Gardens but there would be no direct views available that would result in overlooking or a loss of privacy, and there is such a separation distance that would not result in any issues in terms of natural light or outlook.
- 8.3.3 The proposed bedrooms all have an ensuite, are suitably sized and have acceptable provision of windows, to provide natural light, outlook and perceived space to each room. The proposal is considered to retain adequate outlook, natural light and amenity for existing occupiers of the care home and would result in no significant impact. The addition of the

new landscaped area for amenity is considered to be a merit of the scheme and will increase access to amenity space.

8.3.4 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.4 **Highways:**

8.4.1 The proposal introduces 5no. new bedrooms, however it is advised that staffing is to be maintained at the current level. Based on this, the Council's Highways Officer has advised that only one additional parking space is generated through the proposed development, and despite this not being provided on site it would not amount to an objection given the insignificant increase to the existing operation. It is also confirmed that as there is no additional staff then no additional cycle parking is required.

8.4.2 The proposal complies with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

8.5 **Green Infrastructure, Landscaping and Biodiversity:**

8.5.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.5.2 As confirmed within the submitted GIS, there are no notable GI features within the site that will be impacted by the proposed development. The existing courtyard garden is predominantly hardscaped with sporadic planting beds comprising low level planting and shrubs. It is proposed to replace this with a new courtyard with new grassed areas, additional planting beds and 3no. new trees. In order to meet the requirements of GP5 and to secure a soft landscaping scheme, a planning condition will be required for the final details. In principle, what is being proposed is considered acceptable to enhance GI and biodiversity on site.

8.5.3 The proposed extension is in close proximity to trees that are located to the north of the site, and are under the ownership of Newport City Council, as confirmed by the Council's Tree Officer. The Officer has advised that they have attended site and that the existing hardstanding path/lane is likely to have inhibited root growth towards the site, and as such limits any harm to roots as a result of the proposal. The trees themselves are of lower quality and the main benefit is as a group and their visual barrier between the site and the public highway.

8.5.4 The main consideration as advised by the Tree Officer is what facilitative pruning of the trees and ongoing pressure to undertake works in order to retain sufficient light to the northern edge. However, it is considered that any pressures are likely to be existing with respect of this, as the existing building is in close proximity in any case. The closest part of the extension does not contain windows on either floor at the corner of the built development closest to the tree group. As such, potential additional pressure for maintenance is not considered to be a robust reason to refuse planning permission, and the Tree Officer is satisfied that the extension would not cause any adverse impact on tree health through its construction due to existing conditions. As such, the retention of trees as part of the scheme complies with the principles of the Stepwise Approach.

8.5.5 The Council's Tree Officer has requested a planning condition controlling tree protective measures in the form of protective barrier fencing, and an associated watching brief. These

are considered reasonable and necessary and can be contained within the conditional regime.

8.5.6 The proposal includes work to the existing roof, when the new extension adjoins the existing building. A Preliminary Bat Roost Assessment has been undertaken and submitted by a qualified ecological consultant. The roof space in the area of the works is deemed to have negligible potential for roosting bats with the rest of the building also providing only 1-2 features small that could be suitable for bats on occasion. As such it is recommended that the works can go ahead without the need for further surveys. No response has been received from the Council's Ecologist, however on review of the PBRA it is considered that the proposal would preserve the status of the European Protected Species. It will however be necessary to attach the standard informative to any approval in relation to EPS.

8.5.7 Overall, it is considered that the proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 **Waste:**

8.6.1 As the proposal is a part of the existing on site care home operation, whilst additional waste may be generated from the 5no. new bedrooms proposed, this is not significantly expected to alter the existing processes in dealing with waste on site or how it is stored.

8.6.2 As a commercial use, the care home is legally required to deal with waste under separate legislation, and there are no fundamental issues that require addressing as part of this planning application.

8.6.3 The proposal complies with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

8.7 **Surface Water Drainage:**

8.7.1 Owing to the construction area being greater than 100sqm, under Schedule 3 of the Flood and Water Management Act 2010, an application is required to be made to the SuDS Approving Body (SAB).

8.7.2 There is no reason to doubt that SAB approval, which is a separate legislative consent, would not be achievable based on the proposed development being considered. As such, there is no issue in relation to surface water drainage raised.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 Overall, it is considered that the proposed development complies with the relevant policies of the Newport Local Development Plan 2011-2026 (adopted January 2015).

10.2 Planning permission is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

Approved Plans and Documents

01 The development shall be implemented in accordance with the following plans and documents: 2332b dp110 - Proposed Site Plan; 2332b dp300 - Proposed Ground Floor Plan; 2332b dp301 - Proposed First Floor Plan; 2332b dp310 - Proposed Elevations; 2332b dp311 - Proposed Elevations 1; JNW/18650/2332B.4 – Green Infrastructure Statement. Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

Arboricultural Watching Brief

02 No development shall commence until details of tree protection measures and Arboricultural supervision have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) A Tree Protection Plan prepared in accordance with BS 5837 (current version), showing the location and specification of all Root Protection Area (RPA) barrier fencing;
- b) Written confirmation from a suitably qualified Arboricultural consultant that the approved tree protection measures have been installed in accordance with the approved plan, prior to the commencement of any works within the site;
- c) Details of Arboricultural supervision to be undertaken during the development, including supervision of any temporary removal or alteration of tree protection fencing, and confirmation that the fencing shall be reinstated immediately thereafter.

The approved tree protection measures and supervision shall be implemented in full and maintained for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect important landscape features adjacent to the site in accordance with Policy SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

Scheme of Soft Landscaping

03 Prior to the commencement of development, a proposed scheme of soft landscaping and planting for the development (including location, species, height and spacing) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out in its entirety by a date not later than the end of the full planting season following the first beneficial occupation of the development hereby approved. Thereafter the soft landscaping shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.

For the purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity and biodiversity/ecological enhancement having regard to Chapter 6 of Planning Policy Wales Edition 12 and Policy SP1, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

Materials to Match

04 The extension hereby approved shall be constructed of external materials and surfaces to match the existing building.

Reason: In the interests of good design and visual amenity in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2332b dp100 - Site Location Plan; 2332b dp210 - Existing Elevations; 2332b dp202 - Existing Roof Plan; 2332b dp200 - Existing Ground Floor Plan; 2332b dp201 - Existing First Floor Plan; Preliminary Roost Assessment (JBA Consulting).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5, GP6, GP7, T4, W3 were relevant to the determination of this application.

03 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.