



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND
THE ERECTION OF A REPLACEMENT DWELLING, TOGETHER WITH ASSOCIATED ACCESS,
PARKING, LANDSCAPING AND ASSOCIATED WORKS
ELM TREE, CAERLICKEN LANE, LANGSTONE, NEWPORT, NP18 2JZ
PLANNING STATEMENT**

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CONTENTS

1.0 INTRODUCTION.....	4
1.1 Purpose of the Document	4
1.2 The Application Site and Proposal	4
2.0 SITE LOCATION AND DESCRIPTION	4
2.1 Site Location	4
2.2 Site Context.....	4
2.3 Surrounding Land Uses	5
2.4 Access and Parking	5
2.5 Site Constraints.....	5
3.0 PLANNING HISTORY	6
3.1 Planning Applications.....	6
3.2 Appeals	6
3.3 Enforcement.....	6
3.4 Other Relevant History.....	6
4.0 PROPOSED DEVELOPMENT	7
4.1 Development Summary.....	7
4.2 Material Change of Use	8
4.3 Operational Development	8
4.4 Infrastructure and Servicing	8
5.0 PLANNING POLICY AND LEGISLATION	9
5.1 Statutory Framework.....	9
5.2 Future Wales the National Plan 2040	9
5.3 Planning Policy Wales.....	9
5.4 Technical Advice Notes.....	10
5.5 Newport Local Development Plan.....	10
5.6 Supplementary Planning Guidance	11
5.7 Other Material Considerations	11
5.8 Relevant Legislation	11
6.0 MATERIAL CONSIDERATIONS.....	11
6.1 Principle of Development	11
6.2 Design, Character and Visual Amenity	13
6.3 Residential and Local Amenity.....	15

6.4 Highways, Parking and Access.....	16
6.5 Drainage and Flood Risk	16
6.6 Ecology and Biodiversity Enhancement.....	16
6.7 Other Material Considerations	17
7.0 PLANNING BALANCE	18
7.1 Statutory Framework.....	18
7.2 Overall Planning Balance.....	19
8.0 SCHEDULE OF CONDITIONS.....	20
8.1 Recommended Planning Conditions.....	20
APPENDICES	24
Appendix A: Site Location Plan, drawing 2610-PL02A.....	24
Appendix B: Planning Drawings 2610-PL01A to 2610-PL12A	25
Appendix C: Newport Local Development Plan Proposals Map Extracts.....	31
Appendix D: Newport Local Development Plan Constraints Map Extracts	32
Appendix E: Natural Resources Wales Flood Map for Planning Extract	33
Appendix F: Public Rights of Way Map.....	34
Appendix G: Cadw Heritage Asset Map Extract	35
Appendix H: Landscape and Visual Appraisal Viewpoints	36
Appendix I: Site Photographs and Aerial Imagery	37
Appendix J: Historical Ordnance Survey Mapping, 1949 and 1964	40
Appendix K: Volume Comparison, Original and Replacement Dwelling	42

1.0 INTRODUCTION

1.1 Purpose of the Document

- 1.1.1 This Planning Statement has been prepared by Town & Country Planning Advisors Ltd in support of a full planning application relating to land at Elm Tree, Caerlicken Lane, Langstone, Newport, NP18 2JZ. The purpose of this Statement is to describe the site and the proposed development, identify the relevant planning policy framework, and assess the proposal against the development plan and other material planning considerations. The Statement has been prepared to assist Newport City Council in its determination of the application and should be read alongside the submitted application form, plans and supporting technical material.
- 1.1.2 The application is made by Mr Jan Sniatecki and Mrs Agnieszka Sniatecki, the freehold owners of the site, and is submitted on their behalf by Town & Country Planning Advisors Ltd. The architectural drawings and the Design and Access Statement accompanying the application have been prepared by Siemens Architecture Ltd.
- 1.1.3 The determination of the application falls to be made in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, under which the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

1.2 The Application Site and Proposal

- 1.2.1 The application site comprises Elm Tree, an existing detached dwelling set within a mature garden of approximately 0.4 hectares on the north western side of Caerlicken Lane at Langstone. The description of development applied for is as follows. Demolition of the existing dwelling and the erection of a replacement dwelling, together with associated access, parking, landscaping and associated works.
- 1.2.2 The central proposition of this Statement is that the site benefits from an established lawful residential use, that Policy H12 of the Newport Local Development Plan provides expressly for the replacement of an existing dwelling in the countryside, and that the replacement proposed, by reason of the exceptional visual containment of the site, its careful design and its landscape led siting, would not harm the character and appearance of the surrounding area. The evidence for that containment is set out in the Landscape and Visual Appraisal accompanying the application.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

- 2.1.1 The site is located on Caerlicken Lane, an unclassified rural lane to the north of the A48 Chepstow Road, approximately one kilometre from the edge of Langstone and within the administrative area of Newport City Council. The site is identified by the red line on the submitted Location Plan, drawing 2610-PL02A, reproduced at Appendix A, and extends to approximately 0.4 hectares corresponding to the registered title CYM281565.

2.2 Site Context

- 2.2.1 The site comprises a detached single storey dwelling of 1950s construction, rendered brick beneath a clay tile roof with accommodation within the roof space, sited near the middle of the plot on its most elevated part, together with a detached garden shed and a detached

garage to the south east. The dwelling has a measured footprint of approximately 113.0 square metres, three bedrooms and a partial basement at its western end. Historical Ordnance Survey mapping of 1949 and 1964, reproduced at Appendix J, shows the dwelling in substantially its present form, and the building measured for the purposes of this application is accordingly the original dwelling.

- 2.2.2 The dwelling sits within a large and mature garden on ground that falls consistently from north to south, from approximately 73.5 metres above ordnance datum at the northern boundary to approximately 63 metres at the southern end, a fall of roughly ten metres. The boundaries are mature hedgerow and tree lines within the applicant control, and the interior of the plot carries a substantial population of mature specimen trees including sweet chestnut, oak, ash, wild cherry, silver birch and an orchard group. Of particular importance to this application, the site occupies a mid slope position, below the neighbouring dwellings fronting Caerlicken Lane on the higher ground to the north and above the A48 corridor and the fields to the south and east. The effect of that landform and enclosure, evidenced in the accompanying Landscape and Visual Appraisal, is that the existing dwelling is not visible from the street scene of Caerlicken Lane nor from any of the sixteen public viewpoints assessed around the site.

2.3 Surrounding Land Uses

- 2.3.1 The surrounding area is rural in character. Open agricultural fields adjoin the site to the north and west, and a loose scattering of detached dwellings in generous plots lies along Caerlicken Lane to the south and east, including the property known as Tree Tops approximately 50 metres from the site. The wider settlement pattern is one of sporadic dwellings within a strongly treed agricultural landscape, with the built edge of Langstone lying to the south beyond the A48.

2.4 Access and Parking

- 2.4.1 The site currently has two vehicular entrances from Caerlicken Lane, an unclassified highway maintainable at public expense, one serving the dwelling and one serving the detached garage to the south east. The proposal closes the southern entrance and returns it and its asphalt drive to planting, retains the northern entrance with a modest widening, and forms a new permeable drive looping around the retained rowan so that vehicles enter and leave the site in forward gear, as shown on the Proposed Site Plan, drawing 2610-PL03A. Three parking spaces and an electric vehicle charging point are provided, with cycle and equipment storage in the retained garage.

2.5 Site Constraints

- 2.5.1 The site lies within the open countryside beyond the defined settlement boundary on the proposals map of the Newport Local Development Plan and within the Wentwood Special Landscape Area designated under Policy SP8, as shown on the extracts at Appendices C and D. The site is not within the Green Belt. No listed building, conservation area or scheduled monument affects the site, as shown on the Cadw extract at Appendix G. The site lies within flood Zone 1 on the Natural Resources Wales Flood Map for Planning, as shown on the extract at Appendix E, and no public right of way crosses the site, the nearest footpaths being shown on the map at Appendix F. Mature trees stand on and around the site, every one of which is retained by the proposal and protected during demolition and construction to BS 5837:2012 in accordance with drawing 2610-PL20A.

3.0 PLANNING HISTORY

3.1 Planning Applications

- 3.1.1 A search of the Newport City Council planning register has identified no planning application relating to the application site itself. The existing dwelling long predates the adopted development plan, and its lawful residential use in Use Class C3 is established.

3.2 Appeals

- 3.2.1 No appeal relating to the application site has been identified.

3.3 Enforcement

- 3.3.1 No enforcement history relating to the application site has been identified.

3.4 Other Relevant History

- 3.4.1 The site has been the subject of a pre-application enquiry, reference PS/25/0139, for an earlier scheme comprising a two storey rear extension and a new first floor to the existing bungalow. The Council's response of 16 January 2026 did not support that scheme, finding the extension overly large and dominant rather than subordinate, the roof forms and materials unresolved, and the increase in footprint and height in a countryside location harmful to rural character. The response also identified the west elevation as sensitive to light spill onto the adjoining field hedgerow, and recorded that improved visibility at the access through hedgerow removal would increase the visibility of the property from the lane and would be unlikely to find support. Materially, the response confirmed that where it can be demonstrated that an increase above the 30 per cent volume figure will not have a detrimental impact upon the character and appearance of the surrounding area, such development may be considered acceptable. The applicants accepted the Council's assessment and the present scheme is a replacement dwelling designed from the outset to meet that test, as the Design and Access Statement records.
- 3.4.2 The planning history of the neighbouring property Tree Tops, Caerlicken Lane, approximately 50 metres from the site within the same Special Landscape Area, is material to the consistency of decision making in this locality. Application 20/1092, for substantial two storey extensions, was refused by the Council on 4 February 2021 on grounds relating to scale, design and the character of the rural area. A revised scheme was approved under application 21/0686, the Council accepting a volume increase of approximately 82 per cent upon the original dwelling on the basis of the quality of the design and a soft landscaping scheme secured by condition. The applicants do not advance Tree Tops as determinative of the present application, which falls to be considered on its own merits, but the decisions evidence the Council's consistent approach in this locality of treating the numerical volume guideline as a starting point and resolving acceptability upon the effect on the character and appearance of the area.
- 3.4.3 The Council's wider record of decisions on replacement dwellings in the countryside is also material to the consistency of its approach and is drawn from the delegated reports on the public register. At Hillcroft, Llandevaud Lane, a replacement dwelling representing an increase of approximately 70 to 72 per cent upon the original was approved under application 20/0358, a subsequently enlarged version with an attached double garage and canopy was refused under application 23/0853 and dismissed at appeal, and a revised scheme was approved

under application 24/1007. At The Ferns, Parc y Brain Road, a replacement with a detached double garage representing a combined increase of approximately 117 per cent was refused under application 17/0314 and a resubmission omitting the garage at approximately 41 to 43 per cent was approved under application 17/0607. At North Hey, Llandeud Lane, a replacement at approximately 39 per cent for the dwelling and 59 per cent with its garage was approved under application 17/0209. Replacements at Little Hunters Lodge, Chepstow Road, at approximately 277 per cent, and at Golynos Cottage, Mountain Road, were refused under applications 26/0348 and 25/0994 on grounds of scale, siting and design. Taken together the decisions show where the Council has drawn the line, approving increases of between approximately 40 and 72 per cent where the design and landscape effect were acceptable and refusing where the increase exceeded 100 per cent or the siting and design were harmful in themselves.

4.0 PROPOSED DEVELOPMENT

4.1 Development Summary

- 4.1.1 The proposal comprises the demolition of the existing dwelling and the erection of a single replacement dwelling of two storeys, together with the closure of the southern vehicular entrance, a new permeable drive from the retained northern entrance, three parking spaces with an electric vehicle charging point, the return of the footprint of the demolished bungalow and the southern drive to native grassland, hedgerow infill planting and a wildflower meadow, all as shown on the landscape plan. The existing garden shed and detached garage are retained unaltered. The proposal is shown on the submitted drawings 2610-PL02A to 2610-PL08A and the landscape and tree protection plan 2610-PL20A, with the existing buildings recorded on drawing 2610-PL04A, the proposal illustrated in the perspectives 2610-PL09A to 2610-PL12A, and the design explained in the Design and Access Statement 2610-DAS-C.
- 4.1.2 The replacement dwelling has a gross internal area of 213.34 square metres over two floors in four bedrooms, and a footprint of approximately 141.2 square metres against the existing 113.0 square metres. Its external volume is 925.19 cubic metres, measured to the external envelope and net of the open inset entrance and balcony recesses, which total 55.44 cubic metres, the gross envelope being 980.63 cubic metres. The original dwelling has an external volume of 535.07 cubic metres including its basement, of which 55.63 cubic metres is the basement. The proposal therefore represents an increase of approximately 73 per cent upon the original dwelling. Enclosed volume is counted in full on both sides of the comparison, so that the existing partial basement and the proposed lower storey embedded in the slope are each included, and the recesses are deducted because they are open to the air and enclose nothing. Measured to the gross envelope without that deduction the increase would be approximately 83 per cent, and the case advanced in this Statement does not depend on the difference. Of the proposed volume, approximately 120 cubic metres sits below existing ground level within the slope and is not visible. The Design and Access Statement additionally records whole site figures that include the retained outbuildings on both sides of the comparison and a figure discounting the embedded volume, which are offered there as design context, whereas the comparison required by Policy H12 is between the original dwelling and its replacement and is the one set out in full at Appendix K, both buildings having been measured on an identical external basis to a common datum so that it can be verified by the Local Planning Authority from the submitted material.

4.2 Material Change of Use

- 4.2.1 No material change of use is proposed. The established residential use of the site as a single dwellinghouse within Use Class C3 is retained, and the residential planning unit is unchanged.

4.3 Operational Development

- 4.3.1 The operational development comprises the demolition of the existing dwelling, the construction of the replacement dwelling cut into the slope with its associated retaining structure and land drainage, the closure of the southern entrance and the reinstatement of its asphalt drive to planting, the modest widening of the northern entrance, the formation of the new permeable drive and parking area, the terrace and steps, and associated landscape works.
- 4.3.2 The design approach, developed by Siemens Architecture Ltd and set out in the Design and Access Statement, is landscape led and is generated by the section. The replacement dwelling is placed approximately four metres south of the existing bungalow and turned to run parallel with it, threaded between the retained mature trees without the loss of any of them and clear of their root protection areas. Its lower storey is cut into the hillside, so that the second storey is accommodated within the slope rather than above the existing skyline. The proposed ridge is set at 76.252 metres above ordnance datum against the existing ridge at 76.424 metres, with the result that the replacement dwelling, notwithstanding its two storeys, stands 142 millimetres lower than the single storey dwelling it replaces. The roof is dark grey slate at a 35 degree pitch. The building is grounded in Welsh blue pennant sandstone, rough coursed with raked joints, to the base, the retaining structures and the buttresses of the south elevation, with white render forming the lighter field above so that the two materials interlock rather than stack, western red cedar lining the inset entrance and the inset balconies recessed into the east and west gables, anthracite aluminium windows and doors, galvanised steel rainwater goods and a first floor solar shade along the south elevation.
- 4.3.3 The scheme contains no garage, link or other new building beyond the replacement dwelling itself. The existing garden shed and the detached garage to the south east are retained in their present form and position, the garage serving as cycle and equipment storage, and no new outbuilding is proposed. The footprint of the demolished bungalow and the closed southern entrance with its asphalt drive are returned to 234 square metres of native species rich neutral grassland of Welsh provenance as shown on drawing 2610-PL20A, so that the built ground coverage of the site rises only from approximately 141.4 to approximately 169.7 square metres, an increase of some 28.3 square metres of which a substantial proportion is the depth of a Passivhaus standard wall build up, while the sealed ground area of the site falls and the planted area of the site grows.
- 4.3.4 The proposal does not include any new vehicular access onto the highway network, one existing access being closed and the other retained with a modest widening, any external lighting, any raising of ground levels forward of the dwelling, or any development outside the residential curtilage. The confirmation of what the proposal excludes is material to its acceptability in this sensitive location.

4.4 Infrastructure and Servicing

- 4.4.1 Foul drainage connects to the existing mains connection serving the site, and no private treatment system is required. Surface water is managed on site through attenuation and infiltration in the garden ground to the south and east of the dwelling, subject to infiltration

testing, with groundwater intercepted by the cut into the slope collected behind the retaining structure and directed into the same strategy. The construction area of the development exceeds 100 square metres and the drainage design is accordingly subject to a separate application to Newport City Council as SuDS Approving Body under Schedule 3 to the Flood and Water Management Act 2010, which the applicants will make in advance of construction. The removal of the southern asphalt drive and the use of permeable surfacing to the retained drive reduce the impermeable area of the site, so that runoff is lower after development than before it. These matters do not bear on the acceptability of the planning application and are identified for completeness.

5.0 PLANNING POLICY AND LEGISLATION

5.1 Statutory Framework

- 5.1.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Local Planning Authority, in dealing with an application for planning permission, to have regard to the provisions of the development plan so far as material to the application, to any considerations relating to the use of the Welsh language so far as material, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination be made in accordance with the development plan unless material considerations indicate otherwise. Where the documents comprising the development plan conflict, section 38(5) resolves the conflict in favour of the document adopted or approved most recently.
- 5.1.2 For this site the development plan comprises Future Wales: The National Plan 2040, adopted on 24 February 2021, and the Newport Local Development Plan 2011 to 2026, adopted in January 2015. There is no adopted Strategic Development Plan for the region. No conflict arises between the two documents in respect of this proposal, so that section 38(5) is not engaged.

5.2 Future Wales the National Plan 2040

- 5.2.1 Future Wales: The National Plan 2040 is the national development framework for Wales and forms the highest tier of the statutory development plan. It places Newport within the South East region and within the Cardiff, Newport and the Valleys national growth area. Its engagement with the one for one replacement of an existing dwelling in the countryside is limited, and no policy of Future Wales is offended by the proposal. The following Future Wales policies are relevant.

- Policy 9, Resilient Ecological Networks and Green Infrastructure
- Policy 33, National Growth Area, Cardiff, Newport and the Valleys

5.3 Planning Policy Wales

- 5.3.1 Planning Policy Wales Edition 12, dated February 2024, is national planning policy and a material consideration. It is not part of the development plan. The proposal engages the placemaking framework and the national sustainable placemaking outcomes, the protection and enhancement of landscape character, the conservation of biodiversity and the delivery of a net benefit for biodiversity through the step-wise approach, and the efficient use of an established residential site. The following chapters are relevant.

- Chapter 2, People and Places: Achieving Well-being Through Placemaking
- Chapter 3, Strategic and Spatial Choices
- Chapter 6, Distinctive and Natural Places

5.4 Technical Advice Notes

5.4.1 The Technical Advice Notes are material considerations. The following Notes are relevant to the proposal.

- Technical Advice Note 5 Nature Conservation and Planning
- Technical Advice Note 12 Design

5.5 Newport Local Development Plan

5.5.1 The adopted Newport Local Development Plan 2011 to 2026 was adopted in January 2015 and forms the local tier of the statutory development plan. The proposal engages its strategic policies on sustainability, flood risk, the countryside, Special Landscape Areas and the conservation of the natural environment, its policy on replacement dwellings in the countryside, and the General Development Principles, which the Plan directs are to be read as a whole. The following policies of the adopted Plan are relevant.

- Policy SP1 Sustainability
- Policy SP3 Flood Risk
- Policy SP5 Countryside
- Policy SP8 Special Landscape Areas
- Policy SP9 Conservation of the Natural, Historic and Built Environment
- Policy H12 Replacement Dwellings in the Countryside
- Policy GP1 General Development Principles, Climate Change
- Policy GP2 General Development Principles, General Amenity
- Policy GP3 General Development Principles, Service Infrastructure
- Policy GP4 General Development Principles, Highways and Accessibility
- Policy GP5 General Development Principles, Natural Environment
- Policy GP6 General Development Principles, Quality of Design
- Policy GP7 General Development Principles, Environmental Protection and Public Health

5.5.2 It is acknowledged that the adopted Plan covers the period 2011 to 2026 and that its plan period has reached its end year, and that the Council is progressing a Replacement Local Development Plan which has not been adopted and to which no more than limited weight can be attached at its current stage of preparation. The adopted Plan nonetheless remains the development plan for the purposes of section 38(6) and its policies fall to be applied.

5.5.3 The age of an adopted plan is capable of going to the weight properly attributed to its policies as a material consideration. The policies engaged by this application are criteria based development management policies concerned with the countryside, landscape, replacement dwellings, amenity, highways, the natural environment and design. They are not housing supply policies, they do not depend on a superseded evidence base and they remain consistent in substance with the current national policy identified at Sections 5.2 and 5.3. Full weight can accordingly be given to them in the determination of this application.

5.6 Supplementary Planning Guidance

- 5.6.1 The Council's House Extensions and Domestic Outbuildings Supplementary Planning Guidance, adopted August 2015, is directed principally at extensions but records the Council's approach to the assessment of scale and subordination within residential curtilages, and has been had regard to in the handling of the retained outbuildings and the relationship of the replacement dwelling to them.

5.7 Other Material Considerations

- 5.7.1 The following further material considerations are relevant to the determination of this application.
- The Development Management Manual
 - Welsh Government Circular 016/2014

5.8 Relevant Legislation

- 5.8.1 The legislation relied upon in this Statement is as follows.
- Town and Country Planning Act 1990
 - Planning and Compulsory Purchase Act 2004
 - Town and Country Planning (Use Classes) Order 1987
 - Town and Country Planning (General Permitted Development) Order 1995
 - Town and Country Planning (Development Management Procedure) (Wales) Order 2012
 - Well-being of Future Generations (Wales) Act 2015
 - Environment (Wales) Act 2016
 - Conservation of Habitats and Species Regulations 2017

6.0 MATERIAL CONSIDERATIONS

6.1 Principle of Development

- 6.1.1 The site lies in the countryside beyond the settlement boundary, where Policy SP5 restricts development to that which is appropriate in the countryside. The starting point for the principle of the development is that the site is not open countryside in any greenfield sense. It is an established residential planning unit containing a lawful dwellinghouse, and the development plan makes express provision, through Policy H12, for the replacement of such a dwelling. The principle engaged by this application is accordingly not the principle of a new dwelling in the countryside but the principle of the one for one replacement of an existing dwelling upon its established site, which Policy H12 permits subject to its criteria.
- 6.1.2 Policy H12 permits the replacement of an existing dwelling in the countryside subject to five criteria. First, that the replacement dwelling is not more than 30 per cent larger in volume than the original dwelling or the dwelling as it existed in 1948. Secondly, that a condition is imposed to prevent the subsequent extension of the dwelling or the erection of outbuildings. Thirdly, that the existing dwelling has a lawful residential use. Fourthly, that the replacement dwelling is positioned to preclude the retention of the original dwelling, or that its demolition is otherwise secured. Fifthly, that any agricultural occupancy condition is carried forward. The supporting text at paragraph 5.26 explains that the policy is designed to allow the updating of residential accommodation, particularly where it is substandard, in the context of a modest increase in

size rather than a much larger dwelling on a different scale to the original, which would be treated as a new dwelling in the countryside, and it then provides that while the 30 per cent limit is applied in principle, where it can be demonstrated that an increase above 30 per cent will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable. This Statement addresses both parts of that text, the question of scale at paragraph 6.1.4 and the character and appearance demonstration at Section 6.2.

- 6.1.3 Taking the criteria in turn, the original dwelling has been established from historical Ordnance Survey mapping of 1949 and 1964, reproduced at Appendix J, which shows the dwelling in substantially its present form, and the volume comparison at Appendix K is accordingly made against the original dwelling. The replacement dwelling, at 925.19 cubic metres against the original dwelling of 535.07 cubic metres including its basement, represents an increase of approximately 73 per cent, and the proposal therefore exceeds the 30 per cent figure in the first criterion and relies upon the demonstration provided for at paragraph 5.26 of the supporting text. This demonstration is made at Section 6.2 below on the evidence of the Landscape and Visual Appraisal. The applicants accept a condition preventing subsequent extension and the erection of outbuildings, satisfying the second criterion, and a recommended condition is included in the schedule at Section 8.0. The lawful residential use of the existing dwelling satisfies the third criterion. The replacement dwelling occupies a different position within the site from the original, and the demolition of the original dwelling is secured by the recommended condition at Section 8.0, satisfying the fourth criterion. No agricultural occupancy condition attaches to the existing dwelling, and the fifth criterion is not engaged.
- 6.1.4 The first question under paragraph 5.26 is whether the replacement is on a different scale to the original such that it falls to be treated as a new dwelling in the countryside, and the applicants confront it directly. Scale in planning is a judgement about the size, massing and presence of a building in its context and not an arithmetical threshold, and on every measure of presence the replacement is of the same order as the building it replaces. Its ridge stands 142 millimetres below the existing ridge, so that the building rises no higher in the landscape than the bungalow does now. Its footprint of 141.2 square metres compares with 113.0 square metres, an increase of 28 square metres of which a substantial part is the depth of a Passivhaus wall. Approximately 120 cubic metres of its volume lies below existing ground and adds nothing to what is seen. It remains a single family house of four bedrooms within the same plot, on the same part of the slope, in the same relationship to its neighbours. Measured against those neighbours, as Policy GP6(iv) directs, the dwellings of Caerlicken Lane are two storey houses of greater size on higher ground, so that a two storey replacement here reflects rather than departs from the adjacent scale. The Council's own construction of its policy points the same way. In approving the Hillcroft replacement at an increase of approximately 70 to 72 per cent under application 20/0358, and again under application 24/1007, the Council applied Policy H12 and its character exception and did not treat a dwelling of that order as a new dwelling in the countryside, and its pre-application response on this very site framed the test for a proposal above 30 per cent as one of character and appearance rather than of principle. The policy's stated purpose, the updating of accommodation that is now substandard, describes this case exactly, the existing dwelling being a 1950s bungalow uninsulated by current standards. On this footing the replacement is a replacement within the meaning of Policy H12 and not a new dwelling in the countryside, and the applicants acknowledge that this is the question on which the application principally turns.

- 6.1.5 As to the weight properly given to the exceedance of the 30 per cent figure, the Council's own decision making set out at paragraph 3.4.3 demonstrates a consistent approach under which the figure operates as a starting point and the determinative question is the effect upon the character and appearance of the surrounding area, as the supporting text itself provides and as the Council's pre-application response on this site confirmed in terms. The Council has approved replacement dwellings in the countryside at increases of between approximately 40 and 72 per cent where the design quality was high and the landscape effect was acceptable, and at the neighbouring property Tree Tops accepted an increase of approximately 82 per cent under the parallel character based exception applying to extensions, while refusing replacements above 100 per cent and those whose siting and design were harmful in themselves. The present proposal, at approximately 73 per cent, sits within the range the Council has found acceptable, upon a site whose visual containment is markedly greater than those it has previously approved and with none of the features, an attached double garage, a prominent siting close to boundaries, or a design the Landscape Officer found urban, that characterised the refusals. It is therefore considered that the principle of the proposed development is acceptable and accords with Policies SP5 and H12 of the Newport Local Development Plan, subject to the demonstration at Section 6.2, together with Planning Policy Wales.

6.2 Design, Character and Visual Amenity

- 6.2.1 The site lies within the Wentwood Special Landscape Area, and Policy SP8 requires proposals within it to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features, the supporting text adding that priority is given to landscape conservation and enhancement, that designs are to be of a high standard, appropriate in scale and massing and integrated sympathetically into the landscape, and that long term management is to be ensured. Those requirements are read with Policy SP5, Policy GP5, which requires an appropriate landscape scheme enhancing the site and the retention of trees and hedgerows of value, Policy GP6 and the placemaking and design requirements of Planning Policy Wales and Technical Advice Note 12. The question posed by paragraph 5.26 of the supporting text to Policy H12, whether the increase in volume would have a detrimental impact upon the character and appearance of the surrounding area, is answered by the same evidence, and the matters are addressed together, the visual containment first, the design second, the curtilage third and the positive contribution required by Policy SP8 fourth.
- 6.2.2 The demonstration rests first on the visual containment of the site, which is evidenced rather than asserted. The Landscape and Visual Appraisal accompanying the application records sixteen verified viewpoints around the site, on the rural lanes to the north and west, along the A48 Chepstow Road corridor, at seven positions along the public footpath crossing the fields to the east and on the public footpath to the west, each fixed by coordinates and ground elevation, with the measured distance, heading and ground profile to the site, and each presented as an unaltered photograph followed by the same photograph with the position of the site indicated. The viewpoint locations are reproduced at Appendix H. At every one of the sixteen viewpoints the existing dwelling is not visible, including from the site's own lane at 136 metres and from every footpath position assessed. The measured topography explains the finding. The site occupies a mid slope, so that receptors on the high ground to the north and west look down onto canopy within which the dwelling is absorbed, while receptors on the low ground to the south and east look up a slope at the site's boundary tree belt crowning the skyline, with the dwellings of Caerlicken Lane on the higher ground beyond reading against

the sky while the site does not. The appraisal considers views back into the site in respect of the proposed glazing and finds none available from the public realm, and it records that winter photography from the same positions will be provided should the Council consider it necessary, a material part of the boundary enclosure being evergreen.

- 6.2.3 The demonstration rests secondly on the design itself, tested against the fundamental design principles of Policy GP6. On context, the replacement is placed lower on the slope than the existing bungalow with its lower storey cut into the hillside, so that its ridge at 76.252 metres above ordnance datum stands 172 millimetres below the ridge of the existing single storey dwelling at 76.424 metres, approximately 120 cubic metres of its volume sits below existing ground, and the skyline of the site as read from every surrounding vantage point is unchanged or marginally reduced notwithstanding the additional storey. On preservation and enhancement, the building adopts a simple slate roof at 35 degrees and a palette of Welsh blue pennant sandstone, white render and western red cedar, the LANDMAP survey for the Penhow Lowlands aspect area recording stone, render and some brick as the materials characteristic of the locality, and it does so through a contemporary composition of the kind Policy GP6(iii) encourages in preference to the replication of neighbouring styles. On scale and form, the replacement reflects the two storey scale of the adjacent dwellings on Caerlicken Lane while standing lower than the building it replaces, and its north elevation, the elevation the lane would see if any were seen, reads as a low building of few openings with most of its lower storey buried in the slope. On materials and detailing, the stone is structural and continues as the buttresses of the south elevation so that the two principal materials interlock, and the details were fixed at the outset of the design rather than applied to it. On sustainability, the fabric is built to Passivhaus levels of insulation with an air source heat pump and mechanical ventilation with heat recovery. The full height glazing at ground floor addresses the private southern garden and is shaded by a first floor solar shade, the two inset balconies are recessed within the east and west gables behind cedar lined returns rather than projecting from the building, with recessive tension wire guarding, and the appraisal assesses views back into the site for this fenestration and finds none available from the public realm. The applicants do not rest the design case on concealment within the landscape. A building of this section, palette and restraint would be an appropriate addition to this landscape were it visible, and the fact that it is not is an additional and not the sole ground on which it accords with Policy GP6.
- 6.2.4 The demonstration rests thirdly on the treatment of the curtilage, which is now fixed on drawing 2610-PL20A. No garage, link or other new building is proposed, the existing shed and garage being retained unaltered, and the footprint of the demolished bungalow, the closed southern entrance and its asphalt drive are all returned to native grassland, so that the sealed ground area of the site falls and 234 square metres of ground now built upon or surfaced becomes species rich grassland. No tree is removed, the root protection areas of the retained trees are drawn on the plan and the dwelling, terrace, drive and steps are held clear of them, with the sweet chestnut, oak, cherry and ash generating the largest protection radii on the site and the retained rowan becoming the pivot of the arrival sequence. The generous size of the plot allows the dwelling to stand well clear of all boundaries with the existing boundary vegetation retained in full and 45 square metres of hedgerow infill planted to match the existing species, preserving in full the space within which the landscape operates.
- 6.2.5 The demonstration rests fourthly on the positive contribution that Policy SP8 requires. The LANDMAP survey for the Penhow Lowlands aspect area identifies the key characteristics to be conserved as enclosure and diversity and the features to be conserved as woodland,

hedgerows, permanent pasture and planting along roads, and its management recommendations are to strengthen woodland cover and the hedgerow pattern, to encourage hedgerow trees and to screen development with woodland belts. The proposal answers each of those recommendations in terms. Every tree and hedgerow is retained, the boundary hedgerows are gapped up with locally native species, the footprint of the demolished bungalow and the closed southern drive are returned to planting, and the building is placed within the retained tree belt rather than in place of it. The landscaping plan to be approved under the recommended condition at Section 8.0 will specify the species, sizes and densities of the new planting and a five year establishment and maintenance schedule, so that the management scheme the policy calls for is secured, and the applicants' long term interest in the enclosure that screens their home aligns with the policy's purpose. The proposal therefore contributes positively to the Special Landscape Area through its design, its materials and its management of the landscape framework, demonstrating the clear appreciation of the area's special features that Policy SP8 requires.

- 6.2.6 The demonstration rests fourthly on the positive contribution that Policy SP8 requires, and it is made on the landscape and tree protection plan at drawing 2610-PL20A rather than on a promise to provide one. The LANDMAP survey for the Penhow Lowlands aspect area identifies the key characteristics to be conserved as enclosure and diversity and the features to be conserved as woodland, hedgerows, permanent pasture and planting along roads, and its management recommendations are to strengthen woodland cover and the hedgerow pattern, to encourage hedgerow trees and to screen development with woodland belts. The plan answers those recommendations in terms. Every tree and hedgerow is retained and protected to BS 5837:2012. The boundary hedgerows are gapped up over 45 square metres with bare root transplants of UK native provenance matching the existing species, planted in double staggered rows at five plants per linear metre, guarded, mulched and kept weed free for three years, with failures replaced within five years and trimming confined to January and February no more than once every two or three years. The footprint of the demolished bungalow and the southern drive are returned to 234 square metres of native species rich neutral grassland of Welsh provenance, and a 100 square metre wildflower meadow of native origin is sown beneath the northern canopy with a cutting regime set out on the plan. No fertiliser, herbicide or imported topsoil is used in any seeded area. That is the management scheme demonstrating a clear appreciation of the area's special features that Policy SP8 calls for, secured by the recommended condition at Section 8.0 as a compliance condition, and the applicants' long term interest in the enclosure that screens their home aligns with the policy's purpose. The proposal therefore contributes positively to the Special Landscape Area through its design, its materials and its management of the landscape framework.

6.3 Residential and Local Amenity

- 6.3.1 Policy GP2 requires that development would not have an unacceptable effect on residential amenity by reason of loss of privacy, loss of light, overbearing impact or disturbance, and Policy GP7 requires that the environment of the site is acceptable for the occupiers of the development. The replacement dwelling stands within a plot of approximately 0.4 hectares, detached and generously separated from every neighbouring dwelling, the nearest properties standing on the higher ground fronting Caerlicken Lane to the north and east beyond the site's boundary trees at distances well in excess of those at which overlooking, overbearing or loss of light arise, and the remaining boundaries adjoin open fields. The replacement is held below the existing ridge, its balconies are inset within the gables and face east and west across the applicants' own garden, and the use remains a single dwellinghouse generating no

unneighbourly activity. As to the living conditions of future occupiers, the LANDMAP survey records noise from the A48 as the principal detractor in the locality, and the Passivhaus fabric and mechanical ventilation with heat recovery provide a standard of acoustic insulation and ventilation without opening windows that the existing dwelling cannot. It is therefore considered that the proposed development is acceptable in amenity terms and accords with Policies GP2 and GP7 of the Newport Local Development Plan, together with Planning Policy Wales.

6.4 Highways, Parking and Access

- 6.4.1 Policy GP4 requires safe access and appropriate parking. The site currently has two vehicular entrances onto Caerlicken Lane. The proposal closes the southern entrance, retains the northern entrance with a modest widening, and forms a permeable drive looping around the retained rowan so that vehicles enter and leave the site in forward gear, with three parking spaces and an electric vehicle charging point provided within the site and cycle storage in the retained garage. The Council's pre-application response recorded the Highways Officer seeking improved visibility at the access and the case officer's view that achieving it through hedgerow removal would increase the visibility of the property from the lane and would be unlikely to find support. The proposal resolves that tension by reducing the number of openings onto the lane from two to one, by widening the retained entrance and by improving manoeuvring within the site so that no vehicle reverses onto the lane, all without cutting back the boundary hedgerow, so that hedgerow is gained rather than lost. The use remains a single dwellinghouse and no material change in trip generation arises from the replacement of one dwelling with another. It is therefore considered that the proposed development improves the highway position and accords with Policy GP4 of the Newport Local Development Plan, together with Planning Policy Wales.

6.5 Drainage and Flood Risk

- 6.5.1 The site lies within flood Zone 1 on the Natural Resources Wales Flood Map for Planning, as shown on the extract at Appendix E, and Technical Advice Note 15 accordingly imposes no assessment requirement upon the application. Foul drainage connects to the mains. Surface water is managed on site through attenuation and infiltration in the garden ground to the south and east, subject to infiltration testing, and the drainage design is subject to the separate approval of Newport City Council as SuDS Approving Body under Schedule 3 to the Flood and Water Management Act 2010, to which the applicants will apply in advance of construction. The impermeable area of the site is reduced by the removal of the southern asphalt drive and the use of permeable surfacing, so that runoff is lower after development than before it. In accordance with the principle that the planning system does not duplicate the controls of other regimes, the detailed drainage design is properly left to that consent. It is therefore considered that the proposed development is acceptable in drainage and flood risk terms and accords with Policy GP5 of the Newport Local Development Plan, together with Planning Policy Wales.

6.6 Ecology and Biodiversity Enhancement

- 6.6.1 The application is accompanied by the Bat Emergence Survey Report prepared by NewWays Ecology Ltd, final version dated June 2026. The report records a scoping assessment of the dwelling undertaken on 2 March 2026, which found no evidence of bats and assessed the building as having moderate potential to support crevice roosting bats with negligible suitability

for maternity or hibernation roosts, followed by two dusk emergence surveys on 14 May 2026 and 4 June 2026, led by a licensed ecologist with three surveyors and night vision aids on each visit, undertaken in suitable conditions in accordance with the Bat Conservation Trust good practice guidelines.

- 6.6.2 No emergence from the building was recorded on either survey. The activity recorded comprised foraging and commuting by common and soprano pipistrelles within the garden, a single pass by a noctule and a single commuting pass by a lesser horseshoe on the western boundary. The conclusions of the report are those of the appointed ecologist, namely that the site is not a bat roost, that the proposed demolition will not result in the disturbance, modification or destruction of a bat roost, that the proposed works are likely to have negligible impact on bats at both a site and local level, and that a protected species mitigation licence will not be required from Natural Resources Wales.
- 6.6.3 The report also addresses the designated site context. The nearest site designated for its bat assemblage lies 9.6 kilometres from the application site, being a component of the Wye Valley and Forest of Dean Bat Sites Special Area of Conservation notified for its hibernation roost of lesser horseshoe bats, and the report concludes that by reason of the nature and small size of the project, and the negligible level of horseshoe foraging behaviour recorded, the proposed development will have no impact upon the status of that Special Area of Conservation.
- 6.6.4 The recommendations of the report are carried into the development, the landscape plan at drawing 2610-PL20A, which is expressed to be read with the report and to yield to its recommendations, and the recommended conditions at Section 8.0, and the design goes further than the report requires. The boundary hedgerows and tree lines, which the report identifies as commuting and foraging habitat for the local bat population, are retained in full and gapped up with native species, and 334 square metres of native grassland and wildflower meadow are created within the garden the report records as pipistrelle foraging habitat. The lesser horseshoe commuting route recorded along the western boundary coincides with the elevation the Council's pre-application response identified as sensitive to light spill, and the scheme treats that boundary as a dark corridor protected by design. No external lighting is proposed to any elevation, the plan provides that no lighting is to illuminate the bat box, the meadow, the grassland or the boundary hedgerows and that any lighting approved under the recommended condition is to be warm white, downward directed and sensor controlled, permanently installed external venetian blinds are fitted to the west facing windows, the inset western balcony is recessed behind a return wall that obstructs light spill from the bedroom, and the retained western tree belt intercepts the sightline between the building and the hedgerow. A Schwegler woodcrete bat box is to be installed on a mature boundary tree in accordance with the specification in the report. The accompanying Green Infrastructure Statement records the application of the step-wise approach. It is therefore considered that the proposed development is acceptable in ecological terms, secures a net benefit for biodiversity, and accords with Policy GP5 of the Newport Local Development Plan, together with Planning Policy Wales, Technical Advice Note 5 and the duty under section 6 of the Environment (Wales) Act 2016.

6.7 Other Material Considerations

- 6.7.1 No tree is removed. The root protection areas of the retained trees are drawn on drawing 2610-PL20A, the dwelling, terrace, drive and steps are held clear of them as set out at paragraph 6.2.4, and tree and hedgerow protection during demolition and construction is

specified on the plan to BS 5837:2012 with the fencing detail shown, secured by the recommended condition at Section 8.0, in accordance with Policy GP5(vii).

- 6.7.2 Regard has been had to considerations relating to the use of the Welsh language in accordance with section 70(2) of the Town and Country Planning Act 1990. The one for one replacement of an existing dwelling gives rise to no effect upon the use of the Welsh language, and no such consideration weighs in the determination.
- 6.7.3 Section 2 of the Planning (Wales) Act 2015 makes the achievement of sustainable development the purpose of the planning function in Wales, and the Well-being of Future Generations (Wales) Act 2015 frames the Council's decision through the well-being goals and the sustainable development principle. The proposal supports the goals of a resilient Wales and a Wales of cohesive communities through the retention of an established rural home in a form built to Passivhaus levels of insulation with an air source heat pump and mechanical ventilation with heat recovery, replacing a 1950s dwelling that is uninsulated by current standards, and through the enhancement of the biodiversity and landscape structure of the site. The placemaking outcome is the replacement of a dated building on the most exposed part of the plot with a single well designed dwelling set lower in the slope and assimilated into its landscape.
- 6.7.4 Policy GP1 requires development to withstand climate change and reduce flood risk including by avoiding non permeable hard surfaces, to minimise energy requirements and incorporate renewable or low carbon sources, and to reuse materials where practicable. The proposal removes the southern asphalt drive, lays the retained drive in permeable materials, manages surface water by infiltration, is built to Passivhaus levels of insulation with an air source heat pump and mechanical ventilation with heat recovery, and provides an electric vehicle charging point, and it accordingly accords with Policy GP1 and with the sustainability objectives of Policy SP1. Policy GP3 requires adequate service infrastructure, and the dwelling connects to the existing mains foul connection with surface water managed on site under the separate approval of the SuDS Approving Body. Policy SP3 directs development away from flood risk, and the site lies within flood Zone 1. Policy SP9 requires the conservation and enhancement of the natural environment, which the retention of every tree and hedgerow, the reinforcement planting and the biodiversity measures at Section 6.6 deliver. It is therefore considered that the proposal accords with Policies SP1, SP3, SP9, GP1 and GP3 of the Newport Local Development Plan.
- 6.7.5 The applicants will respond to any representations received during the consultation period through their agent, and this Statement will be supplemented where a material point is raised.

7.0 PLANNING BALANCE

7.1 Statutory Framework

- 7.1.1 Having regard to section 38(6) of the Planning and Compulsory Purchase Act 2004, section 70 of the Town and Country Planning Act 1990, the adopted development plan and Planning Policy Wales, the question is not whether the proposal gives rise to any impact at all, but whether it gives rise to a material planning harm of such significance that planning permission ought properly to be withheld. Planning Policy Wales establishes a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise, so that the development plan is the starting point and the plan led system governs.

7.2 Overall Planning Balance

- 7.2.1 The proposal engages one point of tension with the development plan, which this Statement has addressed openly. The replacement dwelling exceeds the 30 per cent volume figure in the first criterion of Policy H12, at approximately 73 per cent. The applicants attach significant weight to three matters in answering it. The Council's pre-application response on this site confirmed that an increase above 30 per cent may be acceptable where no detrimental impact on character and appearance is demonstrated, and the Council's own decisions have applied Policy H12 to replacements of up to approximately 72 per cent without treating them as new dwellings, which is the Council's consistent construction of its own policy and carries significant weight. The verified evidence of the Landscape and Visual Appraisal shows the site to be visually contained to an exceptional degree from every one of sixteen public viewpoints, which carries significant weight as the demonstration paragraph 5.26 requires. And the ridge held 142 millimetres below the existing, the 120 cubic metres embedded in the slope and the marginal increase in footprint show that the replacement is not on a different scale to the original in any sense the landscape perceives, which carries significant weight on the question of scale. Against those matters the conflict with the numerical limb of criterion (i), taken alone, carries limited weight, because the supporting text itself provides that the limit is applied in principle and displaced where the demonstration is made.
- 7.2.2 The positive outcomes of the proposal are then weighed. The retention of an established residential use in a single modern dwelling of high design quality built to Passivhaus standards, in accordance with Policies GP1 and GP6, carries moderate weight. The closure of one of two vehicular openings onto a narrow lane with safe manoeuvring achieved within the site and no loss of hedgerow, an improvement the Council's own pre-application response sought and could not see how to achieve, carries moderate weight. The landscape and biodiversity package fixed on drawing 2610-PL20A, comprising the return of 234 square metres of built and surfaced ground to native species rich grassland, a 100 square metre native wildflower meadow, 45 square metres of hedgerow infill of native provenance under a five year management regime, the retention and protection of every tree, the protection of the western boundary as a dark corridor with no external lighting proposed, and the bat box, together delivering a net benefit for biodiversity and answering the LANDMAP recommendations for the aspect area, carries moderate weight. No harm arises to residential amenity, highway safety, drainage or ecology, and every technical matter is capable of being secured through the proportionate conditions recommended at Section 8.0, the conditions themselves being material considerations that mitigate.
- 7.2.3 The overall planning balance therefore falls in favour of the proposed development. The applicants' primary position is that the proposal accords with Policy H12 read with its supporting text, because the demonstration that paragraph 5.26 requires is made on verified evidence and the replacement is not on a different scale to the original, and that it accordingly accords with the adopted Newport Local Development Plan read as a whole, including Policies SP1, SP3, SP5, SP8, SP9, H12, GP1, GP2, GP3, GP4, GP5, GP6 and GP7, so that permission should be granted under section 38(6). In the alternative, should the Council conclude that the exceedance of the 30 per cent figure amounts to a conflict with criterion (i) of Policy H12 notwithstanding the supporting text, the applicants submit that the material considerations identified at paragraphs 7.2.1 and 7.2.2, the Council's own construction of its policy, the verified containment evidence, the perceptual scale of the replacement and the positive outcomes secured, indicate that permission should nonetheless be granted, the conflict being confined to a single numerical limb and the harm the limb exists to prevent being absent on the evidence. On either footing it is considered that planning permission should be

granted, and there are no material considerations indicating that permission ought properly to be withheld.

8.0 SCHEDULE OF CONDITIONS

8.1 Recommended Planning Conditions

8.1.1 The following recommended conditions are suggested on the basis that they satisfy the statutory and policy tests for planning conditions and are proportionate to the nature and scale of the development proposed. The schedule is drafted as a recommended condition set for the Local Planning Authority's consideration. Because the landscape, tree protection, ecological and material details are all before the Council in the submitted drawings and reports, the conditions are drafted as compliance conditions wherever the information allows, and no condition requires the approval of further details before commencement.

1. Time limit (Compliance)

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as it applies in Wales.

2. Approved plans (Compliance)

The development hereby permitted shall be carried out in accordance with the following approved plans:

2610-PL02A Location and Existing Site Plans,
2610-PL03A Proposed Site Plan,
2610-PL04A Existing House Plans and Elevations,
2610-PL05A Proposed Floor Plans,
2610-PL06A Proposed Elevations 01,
2610-PL07A Proposed Elevations 02,
2610-PL08A Proposed Sections 01, and
2610-PL20A Proposed Landscape and Tree Protection Plan.

Reason: To ensure that the development is carried out in accordance with the approved details, in the interests of the character and appearance of the Wentwood Special Landscape Area, in accordance with Policies SP5, SP8, H12 and GP6 of the Newport Local Development Plan 2011 to 2026.

3. External Materials (Compliance)

The external surfaces of the development hereby permitted shall be constructed in the materials specified in the Design and Access Statement 2610-DAS-C dated 21 August 2026, namely Welsh blue pennant sandstone to the base, retaining structures and buttresses, white render, western red cedar to the inset entrance and balconies, dark grey slate roofing, anthracite powder coated aluminium windows

and doors, and galvanised steel rainwater goods, and shall be retained as such thereafter. Prior to the commencement of stonework above damp proof course level a sample panel of the coursed sandstone not less than one square metre in area shall be constructed on site and approved in writing by the Local Planning Authority, and the stonework shall be constructed in accordance with the approved panel.
Reason: To ensure a high standard of design integrated sympathetically into the landscape, in accordance with Policies SP8 and GP6 of the Newport Local Development Plan 2011 to 2026 and Technical Advice Note 12.

4. Landscaping (Compliance)

The landscaping shown on drawing 2610-PL20A, comprising the native neutral grassland to the areas returned to planting, the wildflower meadow, the native hedgerow infill and the ground preparation, seed mixtures, plant sizes, provenance, spacings and planting seasons specified in the landscape notes on that drawing, shall be implemented in full in the first planting season following the first occupation of the dwelling hereby permitted, and shall thereafter be maintained in accordance with the management regime specified in those notes. Any tree, hedgerow plant or seeded area which dies, is removed or fails within five years of implementation shall be replaced in the next planting season with planting of equivalent species, size and provenance.

Reason: To integrate the development sympathetically into the landscape and to secure the positive contribution to the Wentwood Special Landscape Area that Policy SP8 requires, in accordance with Policies SP5, SP8, GP5 and H12 of the Newport Local Development Plan 2011 to 2026.

5. Tree and Hedgerow Protection (Compliance)

Before any works, including demolition and site clearance, take place, the tree and hedgerow protection fencing shown on drawing 2610-PL20A shall be installed to BS 5837:2012 in the positions and to the specification shown on that drawing, and it shall be retained in place throughout demolition and construction. No excavation, storage of materials, machinery or spoil, and no lighting of fires, shall take place within the protected areas.

Reason: To protect the retained trees and hedgerows which form the landscape structure and screening of the site from irreversible harm during demolition and ground works, in accordance with Policies SP8 and GP5 of the Newport Local Development Plan 2011 to 2026.

6. Ecology and Lighting (Restrictive)

The development shall be carried out in accordance with the recommendations of the Bat Emergence Survey Report prepared by NewWays Ecology Ltd, final version dated June 2026, including the nocturnal lighting measures to be observed during the construction period. Prior to the first occupation of the dwelling hereby permitted, one Schwegler 1FF woodcrete bat box or similar shall be installed on a mature boundary tree in accordance with the specification in the approved report, and permanently installed external venetian blinds shall be fitted to the windows in the west elevation, and both shall be retained thereafter. No external lighting shall be installed on the dwelling or within the site unless details of that lighting, conforming to the lighting parameters on drawing 2610-PL20A and demonstrating no light spill onto the western boundary hedgerow, the bat box, the meadow or the grassland, have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard foraging and commuting bats using the site and its boundary habitat, including the lesser horseshoe commuting route recorded on the western boundary, and to secure a net benefit for biodiversity, in accordance with Policy GP5 of the Newport Local Development Plan 2011 to 2026, Planning Policy Wales, Technical Advice Note 5 and section 6 of the Environment (Wales) Act 2016.

7. Demolition of Existing Dwelling (Compliance)

The existing dwelling shown on drawing 2610-PL04A shall be demolished and all resulting materials removed from the site before the first occupation of the replacement dwelling hereby permitted, or, where the existing dwelling is occupied by the applicants during construction, within one month of the first occupation of the replacement dwelling, and its footprint shall be returned to native grassland in accordance with drawing 2610-PL20A.

Reason: To secure the one for one replacement of the existing dwelling upon completion of the new dwelling, upon which the acceptability of the development depends, in accordance with criterion (iv) of Policy H12 of the Newport Local Development Plan 2011 to 2026.

8. Removal of Permitted Development Rights (Restrictive)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as it applies in Wales, or any order revoking and re-enacting that Order, no development within Classes A, B, C, D or E of Part 1 of Schedule 2 to that Order shall be carried out at the dwelling hereby permitted without the prior grant of planning permission.

Reason: The permission is granted for a replacement dwelling in the countryside whose scale has been justified on the specific evidence of its landscape

containment, and the Local Planning Authority requires control over any subsequent extension or outbuilding in order to protect the character of the countryside and the Wentwood Special Landscape Area, in accordance with Policies SP5, SP8 and H12 of the Newport Local Development Plan 2011 to 2026, criterion (ii) of which requires this restriction.

9. Permeable Surfacing (Compliance)

The new drive and parking areas shall be constructed in permeable materials in accordance with the approved plans and retained as such thereafter.

Reason: To manage surface water within the site, in accordance with Policy GP5 of the Newport Local Development Plan 2011 to 2026 and Planning Policy Wales.

APPENDICES

Appendix A: Site Location Plan, drawing 2610-PL02A



Appendix B: Planning Drawings 2610-PL01A to 2610-PL12A



PROPOSED NEW HOUSE PLANNING SET

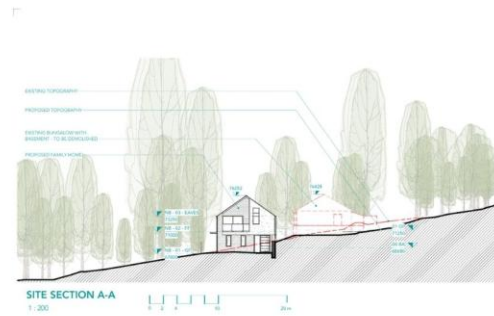
SHEET INFORMATION		CURRENT REVISION	
#	NAME	FORMAT	DATE
PL01A	COVER SHEET	A1	11/08/20
PL02	LOCATION AND EXISTING SITE PLANS	A1	11/08/20
PL03	PROPOSED SITE PLAN	A1	11/08/20
PL04	EXISTING AND PROPOSED ELEVATIONS	A1	11/08/20
PL05	PROPOSED FLOOR PLANS	A1	11/08/20
PL06	PROPOSED ELEVATIONS	A1	11/08/20
PL07	PROPOSED ELEVATION SHADOWS	A1	11/08/20
PL08	PROPOSED ELEVATION SH	A1	11/08/20
PL09	PROPOSED ELEVATION SHADOWS	A1	11/08/20
PL10	PROPOSED SECTION A-A	A1	11/08/20
PL11	PROPOSED FAN GRASS FLOOR	A1	11/08/20
PL12	PROPOSED FIRST FLOOR PLAN	A1	11/08/20

ELM TREE
Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ

SIEMENS ARCHITECTURE
Design that listens

Project 2610
2610 - AGRICULTURAL SHEDS
Elm Tree, Caerlicken Lane
Langstone, Newport, NP18 2JZ
11/08/20 - 11/08/20
NOT FOR CONSTRUCTION

Scale: 1:100
COVER SHEET
PL01A



SITE SECTION A-A
1:200



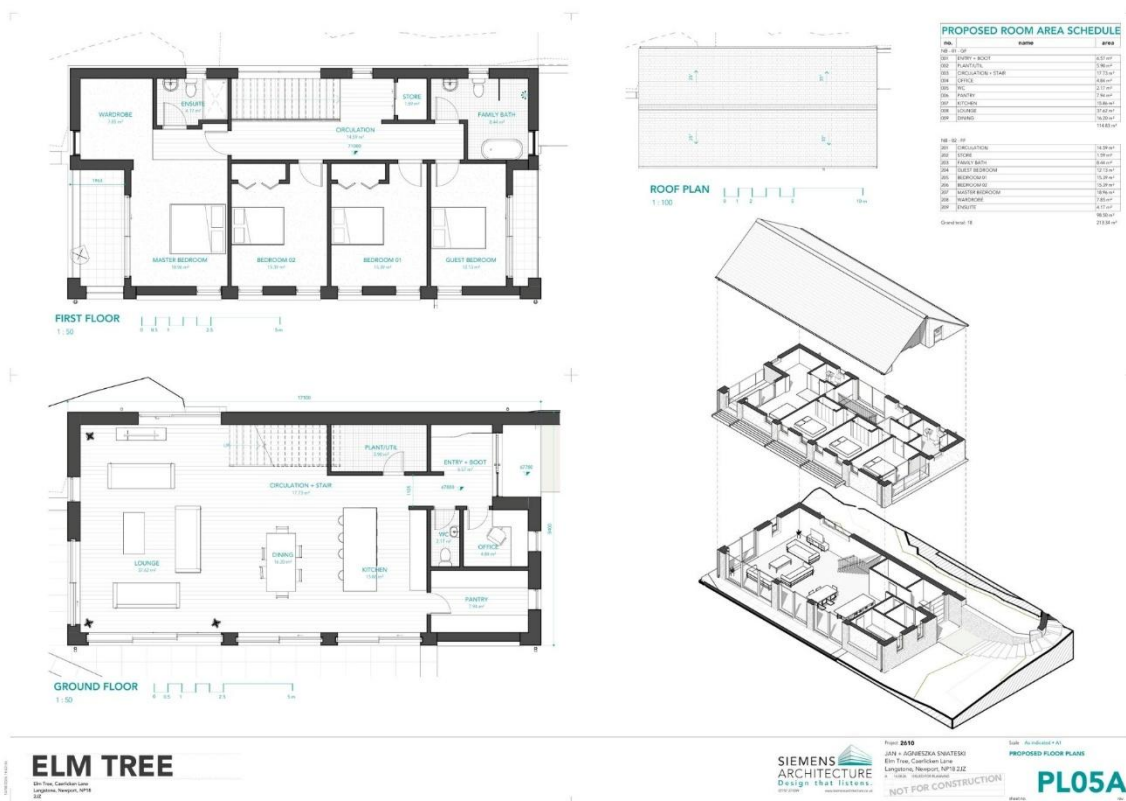
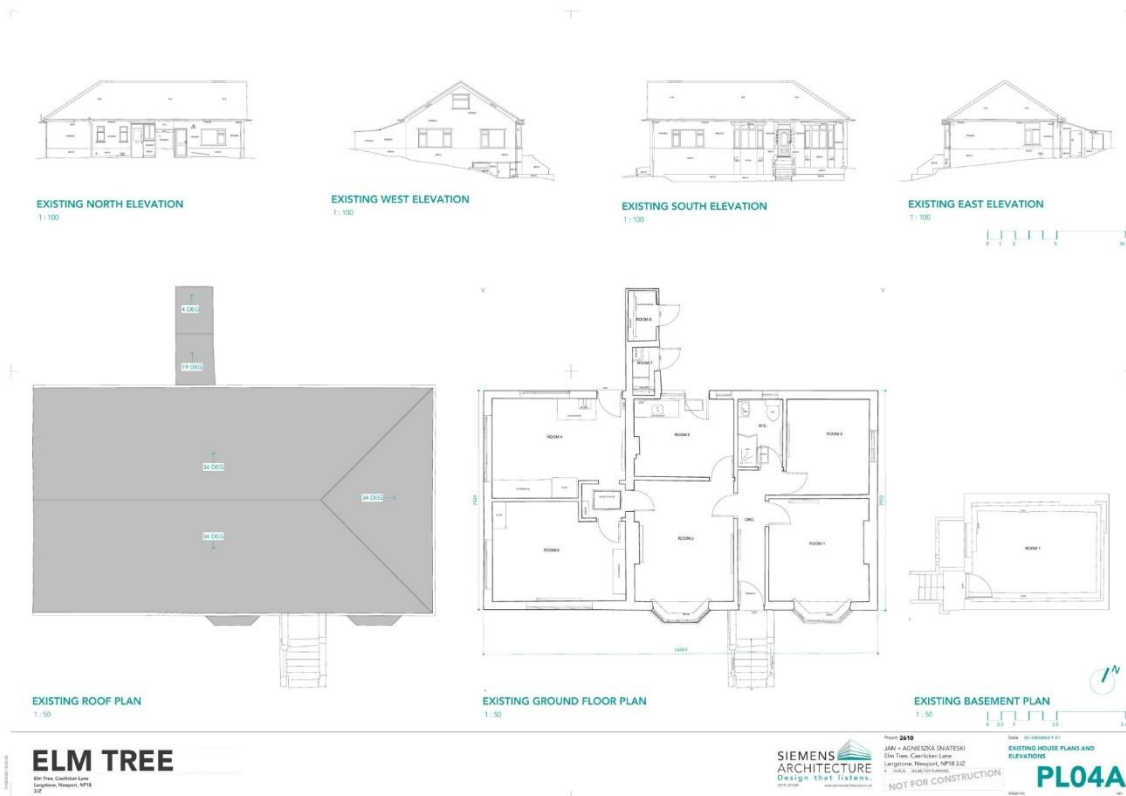
PROPOSED SITE PLAN
1:200

ELM TREE
Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ

SIEMENS ARCHITECTURE
Design that listens

Project 2610
2610 - AGRICULTURAL SHEDS
Elm Tree, Caerlicken Lane
Langstone, Newport, NP18 2JZ
11/08/20 - 11/08/20
NOT FOR CONSTRUCTION

Scale: 1:200-1:50
PROPOSED SITE PLAN
PL03A





PL06A



PL07A





ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2610**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 1st Floor - Sectional Elevation
 NOT FOR CONSTRUCTION

Scale: 1:50
 3D PERSPECTIVE - EXT - SOUTH
PL10A



ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2610**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 1st Floor - Sectional Elevation
 NOT FOR CONSTRUCTION

Scale: 1:50
 3D PERSPECTIVE - SOUTH EAST CORNER
PL11A



Dire Tree, Cawthron Lane
Longstone, Newport, NP14
2JZ



Project: 2610
JAN + AGNIESZKA SNATSKO
Elm Tree, Carlisle, Lancs
Langstone, Newport, NP18 2JZ
A. HUBBARD CONSULTING

Scale: 1/8" = 1'-0"

3D PERSPECTIVE - NORTH WEST CORNER

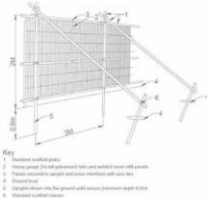
PL12A

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match with above. (duplicate)

-
1. GEOTEXTILE: VEGETATION PROTECTION BY MEANS OF A GEOTEXTILE.
2. ROCK: AREAS OF INFILL, SLOPE, SLOPE PROTECTING SLOPES AND SLOPES WHERE POSSIBLE.
3. GEOTEXTILE: VEGETATION PROTECTION BY MEANS OF A GEOTEXTILE.
4. GEOTEXTILE: VEGETATION PROTECTION BY MEANS OF A GEOTEXTILE AND ROCK.
5. GEOTEXTILE: VEGETATION PROTECTION BY MEANS OF A GEOTEXTILE AND ROCK AND GEOTEXTILE.

- All notes to be read in conjunction with the original documents and the following:

- [illegible]



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Elm Tree, Caerfiliam Lane
Langstone, Newport, NP23
112

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ARCHITECTURE
Design that listens

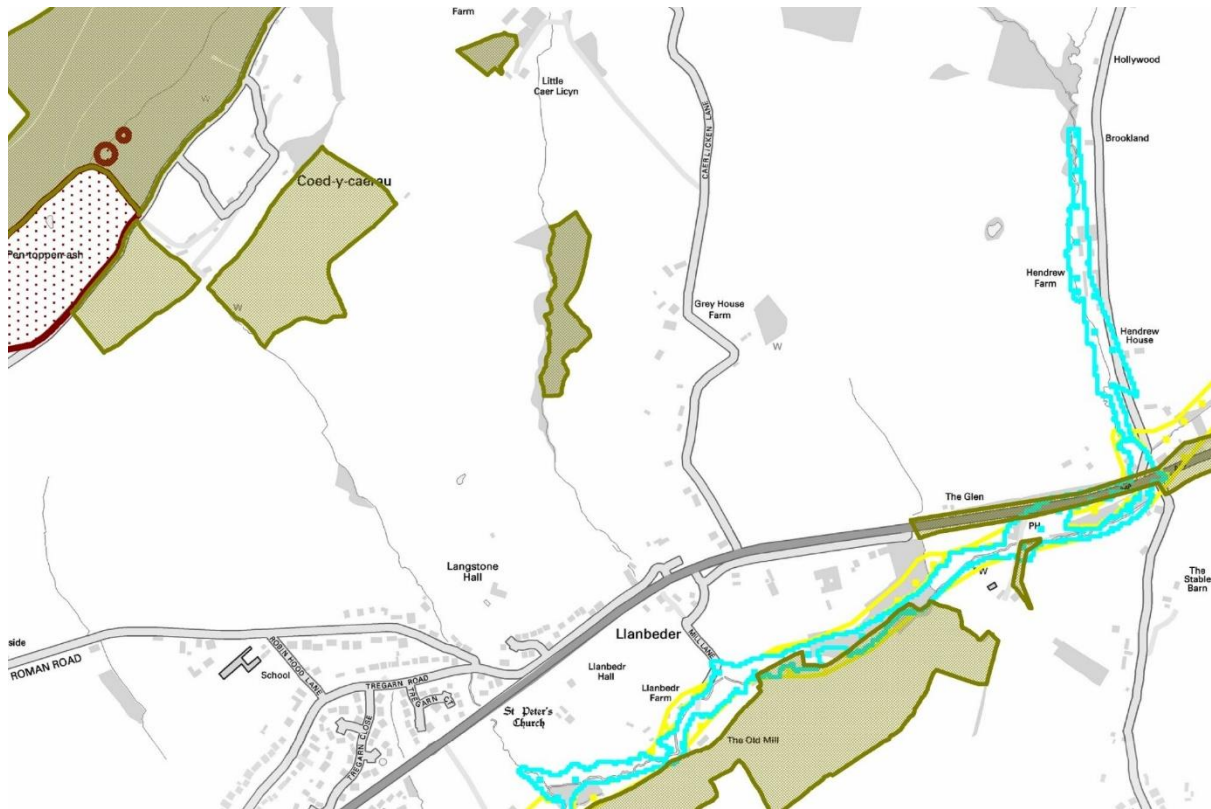
Project **2610**
JAN + AGNIESZKA SMATECKI
Elm Tree, Caerickien Lane
Langstone, Newport, NP18 2JZ
+44 (0)1492 534000 (UK only)

Scale: 1" = 200' ± A-1
PROPOSED LANDSCAPE + TREE
PROTECTION PLAN
PL20A

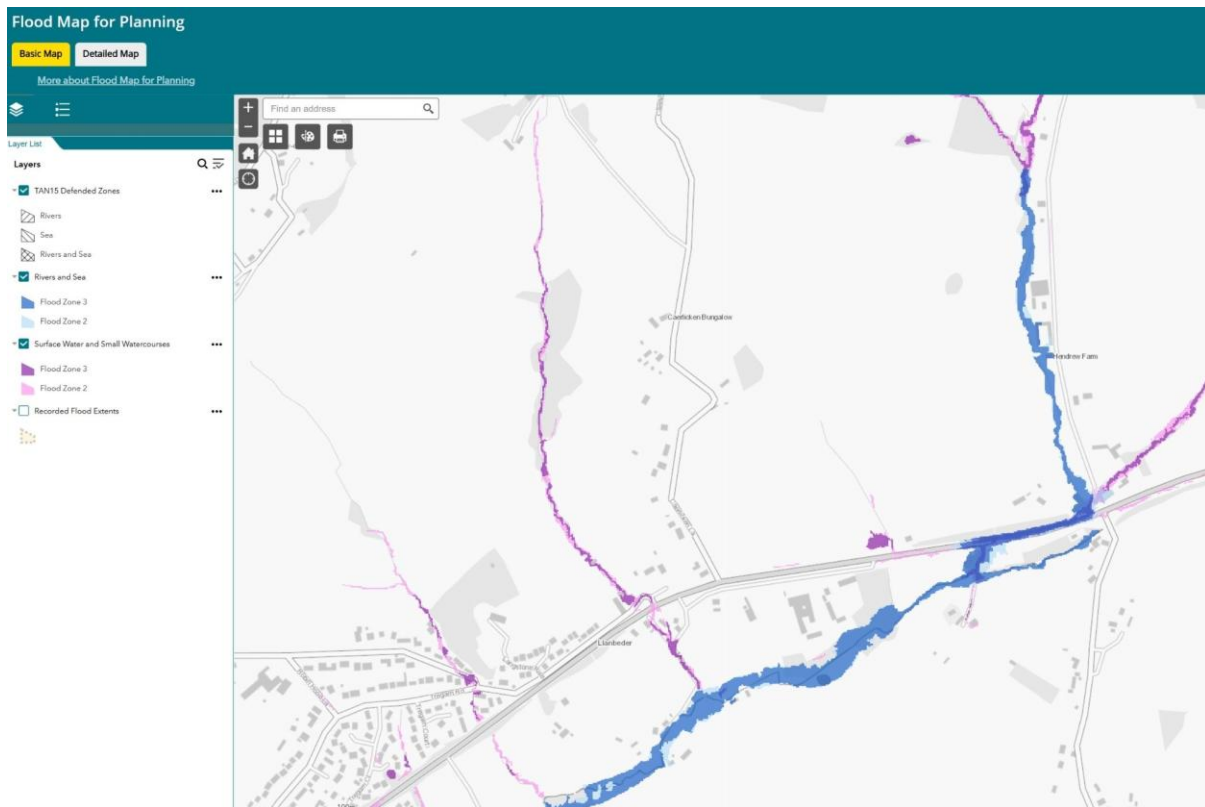
Appendix C: Newport Local Development Plan Proposals Map Extracts



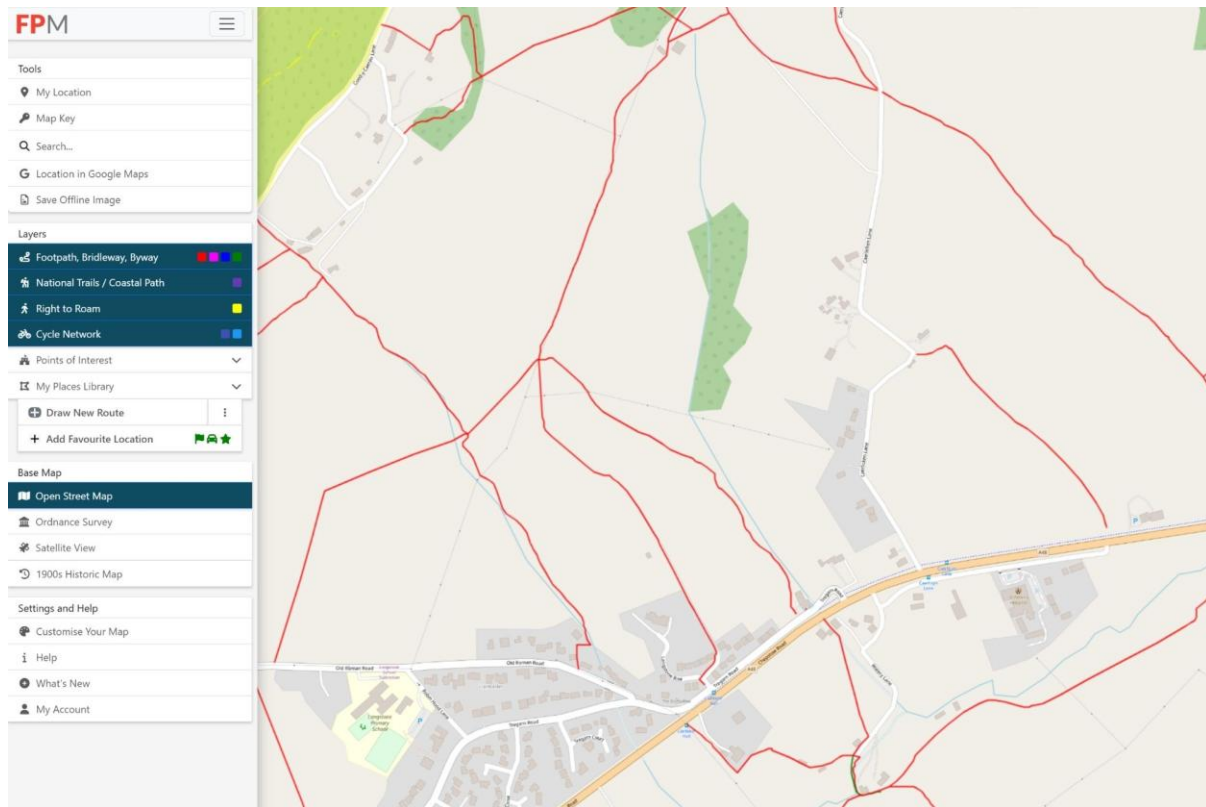
Appendix D: Newport Local Development Plan Constraints Map Extracts



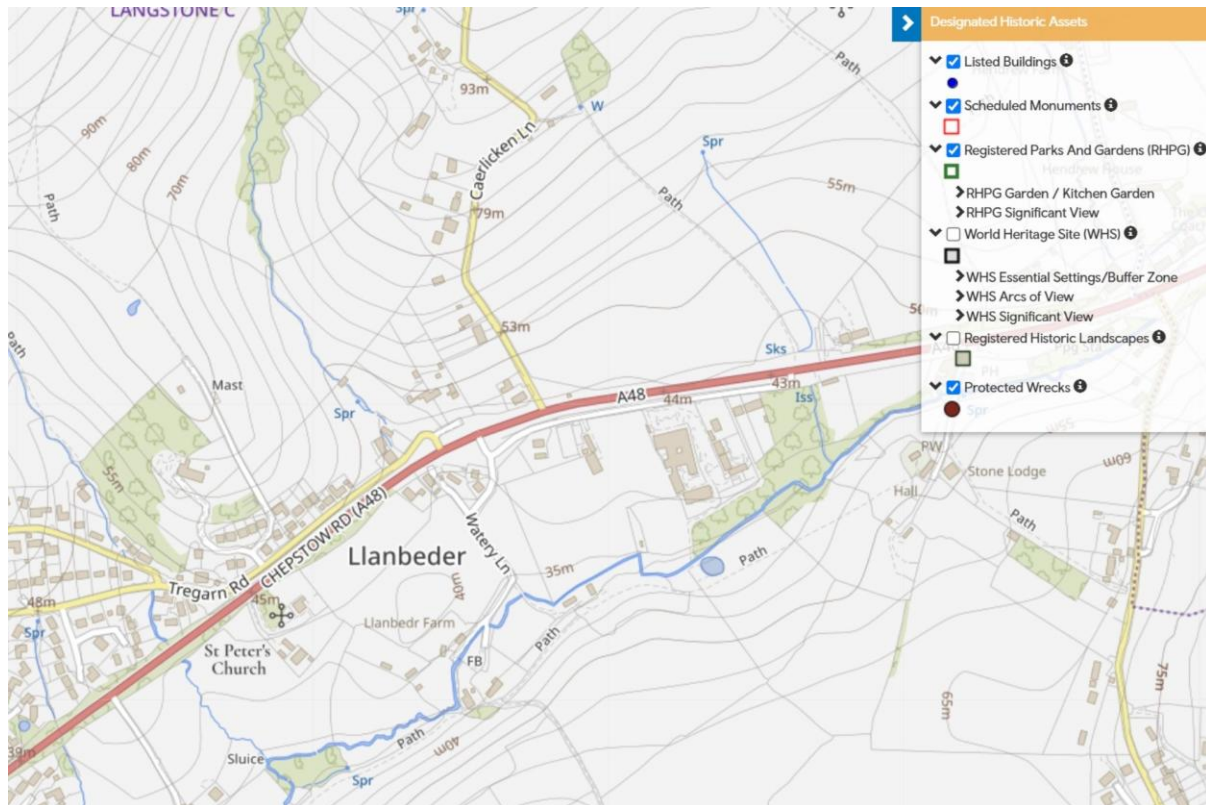
Appendix E: Natural Resources Wales Flood Map for Planning Extract



Appendix F: Public Rights of Way Map



Appendix G: Cadw Heritage Asset Map Extract



Appendix H: Landscape and Visual Appraisal Viewpoints



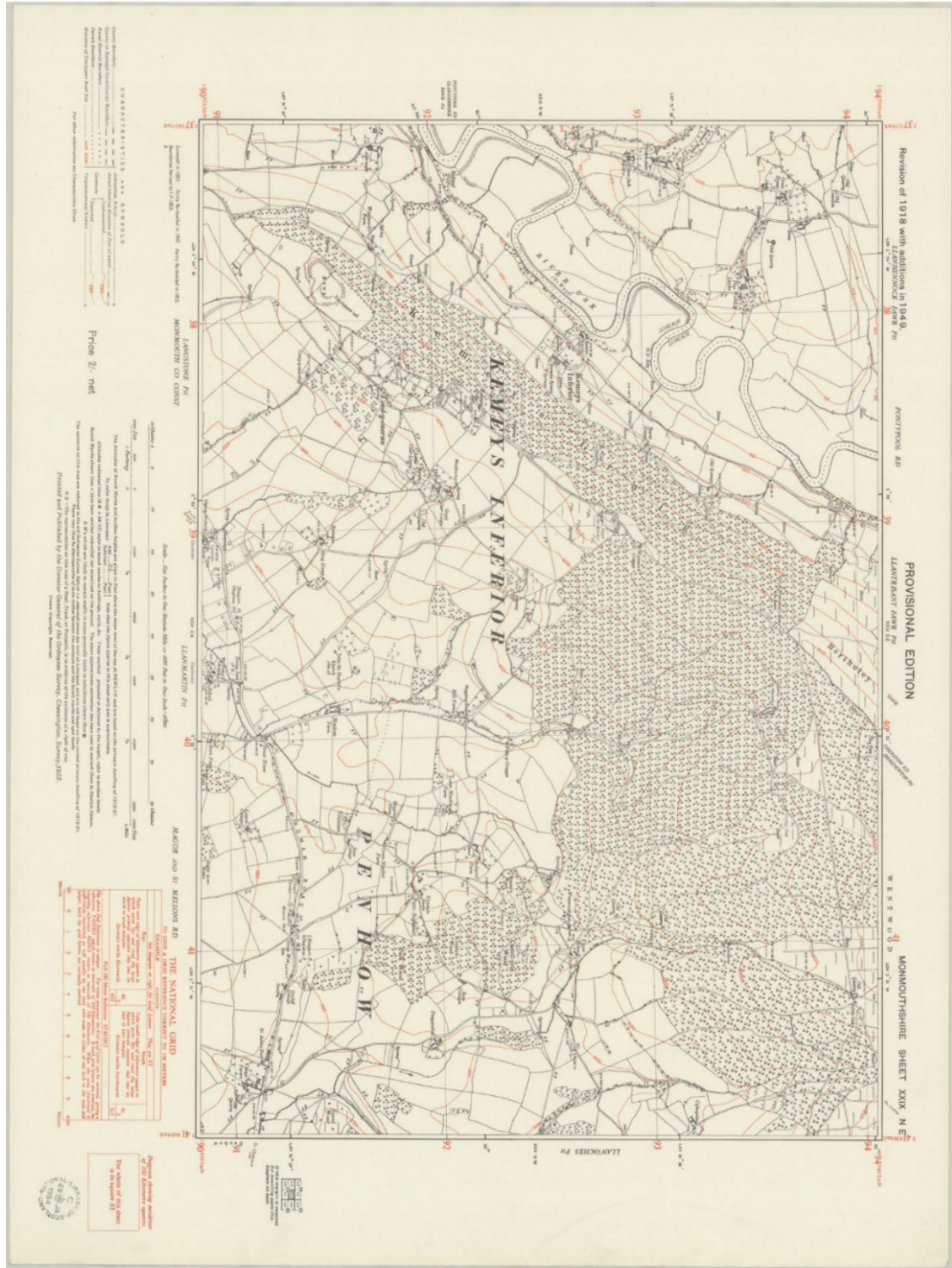
Appendix I: Site Photographs and Aerial Imagery







Appendix J: Historical Ordnance Survey Mapping, 1949 and 1964





Appendix K: Volume Comparison, Original and Replacement Dwelling

The comparison below is made between the original dwelling and the replacement dwelling alone, in accordance with criterion (i) of Policy H12, and excludes the existing garden shed, the detached garage and the garden retaining structures on the existing side and proposes no outbuilding on the proposed side. Both buildings are measured to their external faces from the dimensions recorded by Siemens Architecture Ltd on the topographical survey PLS-187 and drawings 2610-PL04A, 2610-PL05A and 2610-PL08A, to a common ordnance datum. Enclosed volume is counted in full on both sides, including the partial basement of the existing dwelling and the lower storey of the replacement embedded in the slope. Pitched roof volumes are taken as prisms at half the enclosing box and the hipped end as a pyramid at one third. The open recesses of the replacement dwelling at the entrance and the two inset balconies, which are unenclosed and open to the air, are deducted from the gross envelope and the deduction is shown.

Table K1 Original Dwelling

Original dwelling	Dimensions W x L x H (m)	Basis	Volume (m³)
Main volume	7.924 x 14.262 x 2.687	Box	303.66
Bay window 1	0.807 x 1.242 x 2.486	Box	2.49
Bay window 1 end returns	0.807 x 0.509 x 2.486	Box	1.02
Bay window 2	0.807 x 1.242 x 2.486	Box	2.49
Bay window 2 end returns	0.807 x 0.509 x 2.486	Box	1.02
Main roof	8.264 x 10.499 x 2.914	Prism, one half	126.41
Hipped roof end	8.264 x 4.102 x 2.914	Pyramid, one third	32.93
Rear lean to	1.281 x 3.698 x 1.792	Box	8.49
Lean to roof, low pitch	1.281 x 1.786 x 0.153	Prism, one half	0.18
Lean to roof, high pitch	1.281 x 1.904 x 0.608	Prism, one half	0.74
Subtotal above ground			479.44
Basement	4.186 x 5.232 x 2.540	Box	55.63
Total original dwelling			535.07

Table K2 Replacement Dwelling

Replacement dwelling	Dimensions W x L x H (m)	Basis	Volume (m³)
Main volume	8.260 x 17.100 x 5.450	Box	769.79
Roof	8.220 x 17.100 x 3.000	Prism, one half	210.84
Gross external envelope			980.63
Less inset entrance recess	1.390 x 2.620 x 2.700	Box	9.83
Less inset balcony east, wall zone	0.925 x 4.210 x 2.250	Box	8.76
Less inset balcony east, roof zone	0.925 x 4.210 x 3.000	Prism, one half	5.84
Less inset balcony west, wall zone	1.963 x 4.212 x 2.250	Box	18.60
Less inset balcony west, roof zone	1.963 x 4.212 x 3.000	Prism, one half	12.40
Total recesses deducted			55.44
Total replacement dwelling			925.19
Of which embedded below existing ground, for information	8.260 x 17.100 x 1.700	Prism, one half	120.06

Table K3 Comparison

Original dwelling	535.07 m³
Replacement dwelling	925.19 m³
Increase	390.12 m³
Increase as a proportion of the original dwelling	72.9 per cent,

Dimensions from the volume calculations prepared by Siemens Architecture Ltd. Table prepared by Town & Country Planning Advisors Ltd.

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