

# Notice of Decision



D Willet  
WIDI Ltd  
13 St David`s Road  
Miskin  
Pontyclun  
CF72 8PW

## **TOWN AND COUNTRY PLANNING ACT 1990 [as amended]**

Application No: **26/0334**  
Application Type: **Full**  
Proposal: **FIRST FLOOR EXTENSION OVER EXISTING CONVERTED GARAGE AND PORCH**  
Site/Location: **16 Blossom Close, Langstone, Newport, South Wales, NP18 2LT**  
Decision Date: **25th June 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 8th May 2026. The application has been:-

### **Refused**

Reason(s) for refusal:

1. By reason of its location, scale and design, the proposed first floor extension is poor design and will result in an unsympathetic addition that is not in-keeping with the character and appearance of the host dwelling and pair of semi-detached properties to the detriment of visual amenity. This is contrary to policy GP6 and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.
2. The proposed development, owing to the first-floor window in the rear elevation, will result in a harmful loss of privacy to the rear garden of the adjoining property. This is contrary to policy GP2 and the 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance.

## **NOTE TO APPLICANT**

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.  
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Existing Plans and Elevations Drawing No.W260413\_100 Rev P1, Proposed Plans and Elevations Drawing No.W260413\_200 Rev P2, Proposed 3D Views Drawing No.W260413\_201 Rev P2, Proposed Sections Notes

and Block Plan Drawing No.W260413\_202 Rev P2 and Green Infrastructure Statement.

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4 and GP6 were relevant to the determination of this application.
3. 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.

---

Signed on behalf of the Council



Newport City Council  
Regeneration and Economic Development  
Civic Centre  
Newport  
South Wales  
NP20 4UR

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development**  
**Cyngor Dinas Casnewydd / Newport City Council**

**Application Number: 26/0334**

**Decision Date: 25th June 2026**

---

*IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM*

# Notes for Applicants

## TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
  - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
  - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
  - Other types of planning application must be received within 6 months from the date of the decision notice.

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

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).