

**DESIGN AND ACCESS STATEMENT
GOLYNOS COTTAGE, MOUNTAIN ROAD, ROGERSTONE, NEWPORT,
NP10 9GR
PLANNING APPLICATION FOR REPLACEMENT DWELLING**

November 2025



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1. Introduction and site history

The existing cottage is located on Mountain Road, Rogerstone. It can be accessed from Pontymason Road, Risca or from Cwm Lane, Rogerstone.

The property includes a number of buildings, the cottage, the coal store, a green house that has been removed, an outside toilet and a lean to store.

The cottage has no architectural merit and does not make a positive contribution to the surrounding area. The modern concrete roof, grey rendered walls the mix of painted and rusty metal cladding actually detract from the quality of the area.

It is therefore proposed that the cottage and its associated buildings are demolished to make way for a replacement dwelling.

Planning permission was granted in 2006 for a replacement dwelling on the site the approval reference was 05/1620 and the approved drawings are included in Appendix 1. Planning permission was granted in 2010 for a replacement dwelling on the site the approval reference was 10/0946 and the approved drawings are included in Appendix 2.

2. The Site, context and constraints

The site is bounded on its south west by Mountain Road and Newport Golf Course. To the north, west and east of the site is farm land and open countryside extending to Risca, Henllys and Cwmbran. The north eastern boundary of the site is defined by a public right of way and the existing access to Golynos Farm.

The site is screened from Mountain Road (south eastern boundary) by a line of native hedging and by a line of tall dense foliage and trees on the golf club side of Mountain Rd. The Cottage is located on the north eastern boundary in front of a bend in Mountain Road and adjacent to the farm access, the native hedgerow is broken at this point exposing the cottage behind an unattractive rendered block wall and a non native privet hedge.

The existing pedestrian access to the site is off Mountain Road at the eastern end of the site in front of the cottage. The existing vehicular access is again of Mountain Road on the eastern boundary of the site.

None of the existing buildings have any architectural merit. The cottage is predominately two storey with a duo pitched roof of modern interlocking concrete tiles and grey unpainted rendered walls. To the south west there is a single storey section and to the north west a single storey lean to with a rusty profiled metal roof, the walls are clad in a mix of rusting profiled metal sheets and new powder coated off white metal panels. The windows and doors are a mix of white upvc and timber.

The nearest neighbours are Golynos Fawr Farm, a traditional two storey farm house with a number of agricultural outbuildings, Newport Golf course and Heol Fawr a new replacement dwelling granted planning permission in 2002.



Location image

3. Visual appraisal of the site

Views from the east

The cottage is prominent on the corner of Mountain Rd however the trees and hedgerow screen the cottage from view further along Mountain Rd.



View along Mountain Rd/ front boundary



View to front of Cottage on Mountain Road

View from the south on Public Right of Way 406/15/1 - Newport Golf Club (*arrow indicates cottage chimney*)



Views from the west and north west

The hedgerows on Mountain Rd obscure the cottage from view from the west on Mountain Rd and public right of way 406/16/1

The view below taken from the junction on Mountain Rd at the junction with Mountside/Risca Leisure centre access and shows that Golynos Cottage is screened from view again.

View to the south from the junction on Mountain Rd and Mountside/Risca Leisure centre access



View taken from north west above Cwt Henllys Farm with the cottage screened by the raised ground above Pant-yr-eos reservoir



View from the north adjacent to St Peter's Church, Henllys



View from north on the bridleway 406/14/1 looking south



View from the north west on public right of way 406/11/1 looking south.



Conclusion of Visual Study

The existing cottage is located in the most prominent part of the site. Sliding the proposed dwelling further to the south west of the site will reduce its visual impact and set it against the existing tree line on the south east of Mountain Rd.

4. Planning Policy and History

The site is located within open countryside in an area designated as a special landscaped area.

SP5 Countryside

DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT BOUNDARIES SHOWN ON THE PROPOSAL AND INSET MAPS) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS THE LANDSCAPE CHARACTER AND BIODIVERSITY OF THE IMMEDIATE AND SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN. HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUNDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING

POLICY. 2.21 Newport is a relatively compact City, and the whole County Borough is only 13 miles from east to west, and only about 7 miles from north to south. Although 70% of the county borough is rural, nowhere is very far from the urban area, and this reduces the justification for development in rural areas compared to what may be appropriate in more remote parts of Wales. Technical Advice Note 6: Planning For Sustainable Rural Communities⁹ provides guidance relating to rural development.

2.22 The Council recognises the importance of protecting the countryside both for its own sake and because it provides a vital landscape setting for the urban area and transport corridors. The countryside has value for landscape, natural resources, agriculture, ecology, geology, history, archaeology and outdoor recreation. It will rarely be the appropriate location for development, except where this is for the specific benefit of the rural economy or the use satisfies policies H10 – Conversions in the Countryside and H12 – Replacement Dwellings in the Countryside.

H12 Replacement Dwellings in the Countryside

BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO REPLACE A DWELLING WITH A NEW DWELLING WILL BE PERMITTED PROVIDED THAT:

- i) THE VOLUME OF THE NEW DWELLING IS NOT MORE THAN 30% LARGER THAN THAT OF THE ORIGINAL DWELLING, OR AS EXISTED IN 1948, TO BE REPLACED;**
- ii) THERE IS A CONDITION ATTACHED TO THE PLANNING PERMISSION TO PREVENT SUBSEQUENT EXTENSION OR OUTBUILDINGS;**
- iii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE;**
- iv) THE NEW DWELLING IS SITED TO PRECLUDE THE RETENTION OF THE DWELLING IT IS TO REPLACE, OR THERE IS A CONDITION OR PLANNING OBLIGATION TO ENSURE THE DEMOLITION OF THE ORIGINAL DWELLING ON COMPLETION OF THE NEW DWELLING;**
- v) ANY EXISTING AGRICULTURAL TIE SHALL BE ATTACHED TO THE NEW DWELLING.**

5.26 This Policy is designed to allow the updating of residential accommodation, particularly where this is now seen to be substandard, but only in the context of allowing a modest increase in its size, not to allow a much larger dwelling that would be on a different scale to the original. If such a proposal is made, it will be treated as if it were a new dwelling in the countryside. In either case, the requirements of any other relevant Policies of the Plan will of course also need to be met. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.

Planning permission for a replacement dwelling has already been granted on this site. The drawings for the lapsed, approved scheme have been included in appendix 1.

The proposed development is replacing a substandard dwelling and this report will demonstrate how the proposed dwelling while in excess of 30% volume increase will not have a detrimental impact upon the character and appearance of the surrounding area and will incorporate design features and space to incorporate low carbon technology to significantly reduce the carbon footprint of the dwelling.

Planning permission was granted in 2006 for a replacement dwelling on the site the approval reference was 05/1620 and the approved drawings are included in Appendix 1. Planning permission was granted in 2010 for a replacement dwelling on the site the approval reference was 10/0946 and the approved drawings are included in Appendix 2.



Hoel Fawr a replacement dwelling adjacent to the site (application number 02/1624) constructed in 2003/2005.

5. Design

The design vision is to create a replacement dwelling that steps away from the prominent north east corner of the site, is low lying and set against the back drop of the tree screen to the south east of the site, maximises the panoramic views over the countryside and has a roof orientation that allows for the location of south westerly facing PV.

The visual study of the site demonstrates that the existing dwelling sits on the most prominent part of the site. Locating the replacement dwelling further into the site (to the south west) will reduce its visual impact setting it away from the prominent corner position and nestling it under the tall trees behind the site.

An analysis of the existing green infrastructure of the site identifies that the prominent features are the hedgerow along the south east boundary to Mountain Road and the band of mature trees on the opposite side of Mountain road that marks the boundary of Newport Golf Club. The hedgerow that runs along part of the north west boundary is broken and needs management and reinforcement. This hedgerow will provide a useful screen to break up the form of the new building and will screen much of the ground floor.

The site is elongated on a north east to south west axis with the potential for solar gains and PV panels on the southerly elevation, with spectacular views to the north west and north east and amenity space to the north east.

The planning policy states, **“While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.”**

The proposals exceed the 30% volume but they are commensurate with the previously approved schemes and they have been designed to,

1. Minimise visual impact on the character and appearance of the surrounding area.
2. Minimise the carbon footprint of the house avoiding the use of fossil fuels and setting aside space for low carbon heating and hot water technology.
3. Minimise the energy demands of the house by increasing the fabric efficiency
4. Allow solar PV to be orientated in a southerly direction clear of the shadow from the adjacent trees.
5. Provide for inclusive design.

The policy and constraints and opportunities suggest an elongated building form set away from the prominent eastern end of the site with the building form broken up into smaller single and two storey elements and variations of materials to avoid the building looking like one solid form.

The design proposal is an upside down house with a reduced first floor footprint and a narrow width gable facing north east with stained timber cladding at first floor so as to blend in with the back drop of the trees behind and to help limit the buildings impact on the character and appearance of the area.

The existing boundaries to the road will be reinforced to improve security and the house will have security locks alarms and motion sensor lighting to assist access during the evenings.

The new dwelling is sited to preclude the retention of the existing cottage and the applicants will accept a condition requiring this to be demolished before the dwelling is constructed. The removal of the existing buildings will enhance the local character.



Source: Well-being of Future Generations: Essentials Guide (3rd Ed, May 2021)

The house addresses several principles set out in the Future Generations Act

Low Carbon, resilient and healthy and globally responsible design

The proposal has been designed to avoid the need for fossil fuels with a combination of PV panels, battery storage and air source heat pumps in addition to exceeding building regulations for fabric insulation and rain water harvesting.

The proposals include a plant room that contains the heat exchanger, hot water cylinders, manifolds, inverter, a mechanical ventilation heat recovery unit and system control gear. There is a secure storage area for air source heat pumps and battery storage. This equipment is very expensive and unless secure it is portable and its theft is a security risk. There is also an enclosed store for electric bikes to reduce dependency on car for short to medium journeys and an EV home charge point will be provided.

The proposals will be designed to EPC A using low carbon technology which is in excess of building regulations and the proposed wall thicknesses have been increased to allow for these increased depths of insulation.

The proposals use the existing vehicular access for vehicles and pedestrians.

The proposals do not remove any trees or hedges and include hedge reinforcement of the eastern boundary with new native hedgerow around the north east end of the site that will provide a significant screen to the proposals when viewed from the mid to long distance and will satisfy the requirements of Chapter 6 to provide an ecological net benefit.

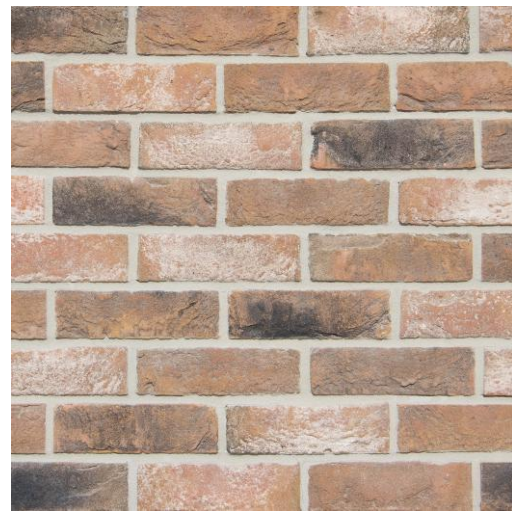
In terms of inclusive Design the proposals incorporate features of Lifetime Homes incorporating additional space and specific applicant requirements for wheelchair users making the design inclusive.

6. Proposed Materials

roof	Artificial slate
walls	Brickwork to match local stone Natural timber boarding
Fascias soffits & barge boards	Natural timber
Windows and doors	Painted black/dark grey
Rainwater goods	Black plastic



Barn at Golynos Farm



Buff Multi brick to match local stone





Natural timber cladding



7. Landscape scheme, ecology and biodiversity enhancement

The existing site features include a hedgerow along Mountain Road that consists of a native hedgerow and a non native private hedge and a section of sprawling bamboo. No trees or hedges will be removed as part of the development.

The proposals are to strengthen and manage the native hedgerow. New native planting will be introduced to reinvigorate growth and fill gaps in the hedge, and the bamboo removed.

The existing and new native hedgerow will be managed and laid as it develops.

The north west boundary to the open countryside will also have a reinforced hedgerow using native species

If planning permission is granted it is anticipated that a detailed landscape scheme will be conditioned and this will include biodiversity enhancement features including bird and bat boxes native hedging materials and hibernacula.

An ecological assessment, bat survey and a GI assessment have been provided for the site.



8. Sustainability

The plot presents a challenge in orientating the building to maximise solar gains and orient the PV panels in a southerly direction and not over shadowed by the adjacent trees.

The roof is orientated on a south west to north east axis to provide a southerly orientation for photovoltaic panels. The south westerly gable wall and the westerly elevation have glazed areas and will collect passive solar gains from the south and west.

The plan form is compact and rectangular and applying a fabric first approach the building will have high levels of insulation to reduce heat loss and preserve energy. The house will be designed to EPC A. The u values will exceed building regulations with wall and roof thicknesses increased to allow for additional insulation. The walls will be designed to 0.13 or better compared to 0.18 W/m²K Building Regulations requirement and walls and roofs at 0.11 compared to building Regulations Requirements of 0.13W/m²K with an air permeability of below 3m²/hm³ equivalent to circa 1.5AC/h.

The development will include a range of features and technologies to reduce its carbon footprint including the array of PV panels with battery storage to reduce reliance on the grid, air source heat pumps to provide space heating and hot water, electric charge points for electric vehicles, a bike store with electric charge points and a heat recovery mechanical ventilation system all of which will require additional plant room space.

The existing materials from demolition can be crushed and reused on site. Waste material from the construction process will be sorted on site and recycled where possible to reduce the amount of land fill.

Rainwater will be collected on site and reused in the garden.

9. Community Safety

The proposal is set in an individual plot in a relatively remote rural location and does not create any new public space. The proposed dwelling is located at the access to Golynos Farm which is also a public footpath; the property is adjacent to Newport Golf Club and within sight of Heol Fawr and it will provide natural surveillance in this location.

The existing boundary hedges around the site will be reinforced and maintained to define the private space. The property also has windows on all four elevations allowing natural surveillance all around the property.

All final exit doors will be fitted with 5-lever mortice locks (or equivalent) conforming to BS 3621 and marked with the BS Kitemark with similar locks or rack or security bolts to rear/back doors. Windows will also be fitted with locks.

The sustainable energy and heat equipment will be stored in secure enclosures to reduce the risk of vandalism or theft.

10. Appropriate Contamination Assessment

The existing site has already been used as a residential dwelling and garden and the proposed use is not changing. There is no history of development or contamination on the site other than as a dwelling and the excavations for soakaway testing proved that this is undisturbed ground.

11. Access Statement

THE SCHEME

The proposals are for the demolition of the existing cottage and its replacement with a new dwelling.

SITE ACCESS

The proposals uses the existing access off Mountain Road for vehicles and pedestrians.

The dwelling is laid out such that the parking areas and entrances are clearly visible from the approach with a level access.

DWELLING

The dwelling will be designed to comply with the applicable Building Regulations It will have a ground floor WC in accordance with Part M of the Building Regulations and level threshold access. The design also incorporates many features from Lifetime Homes to make it accessible and useable by those with accessibility needs.

EMERGENCY ACCESS AND REFUSE VEHICLES

Emergency and service vehicles will have access to the property via the public highway and new entrance.

APPENDIX 1

Planning permission 05/1630

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

MR TIM SMALE
GARTH COURTYARD
WENTWORTH CLOSE
BASSALEG
NEWPORT
SOUTH WALES

NP10 8PZ Application number: **05/1620**

Application Type: **FULL**

Proposal: **DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPING**

Site/location: **GOLYNOS COTTAGE MOUNTAIN ROAD ROGERSTONE NEWPORT**

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 08/12/2005. The application has been:

GRANTED WITH CONDITIONS

STANDARD CONDITIONS

The development must begin not later than the expiration of **five years** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

ADDITIONAL CONDITIONS

01 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed using the agreed materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

02 Before the development is commenced, full details of the proposed replacement hedge (indicating inter alia the number, species, heights on planting and positions of all trees and shrubs) shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the hedge shall be adequately maintained for a period of 5 years from the date of planting and any plants which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, and E shall be constructed without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

04 Prior to the first beneficial occupancy of the dwelling hereby approved, the existing dwelling shall be demolished.

Reason: To ensure a satisfactory form of development.

05 Prior to the first beneficial occupation of the dwelling hereby permitted the turning facility and parking provision as shown on the approved plan shall be implemented and retained as such in perpetuity.

Reason: To ensure adequate turning and parking facilities.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

01 This decision relates to plan Nos :-05/1620 SK19, SK20, SK21 and 099-01A.

02 The development plan covering Newport is the Adopted Gwent Structure Plan. There are no policies relevant to the consideration of this application.

03 The following emerging policies were considered relevant to the consideration of this application. Policies CE38, CE41 and H9 of the Deposit Unitary Development Plan (Proposed Modifications) November 2005.

04 Notwithstanding the details shown on Drawing SK19, this permission does not give consent for the replacement garage.

Signed on behalf of the Council Newport City Council

Civic Centre

Newport

South Wales

NP20 4UR

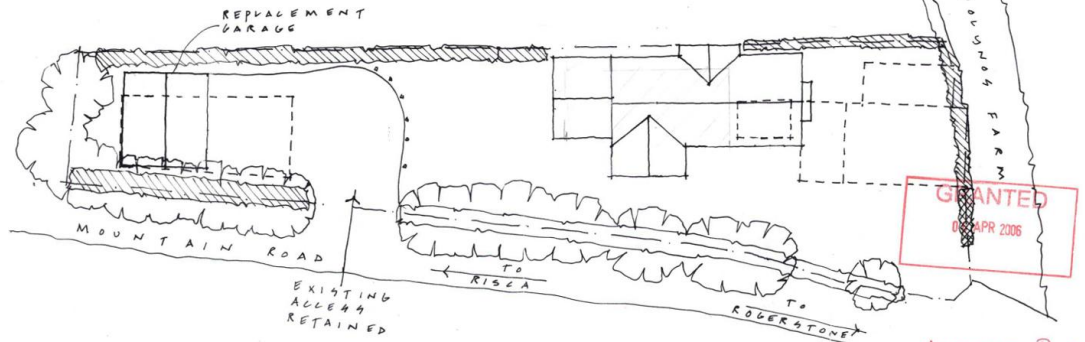
Head of Planning and Economic Regeneration

Application No: 05/1620 Decision Date: 06/04/2006

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

SCHEDULE

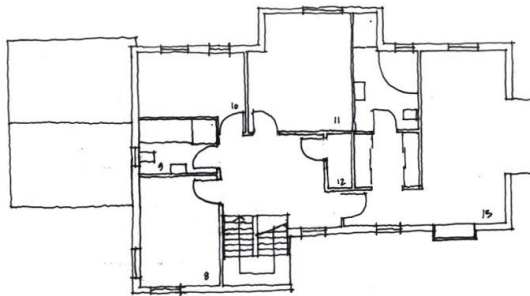
-  EXISTING TREES
-  EXISTING HEDGEROW TO BE RETAINED + ENHANCED
-  PROPOSED NEW/ENHANCED HEDGEROW [NATIVE SPECIES]
-  EXISTING PRIVET HEDGES TO BE REMOVED + REPLACED WITH NEW NATIVE HEDGEROW
-  EXISTING BUILDINGS



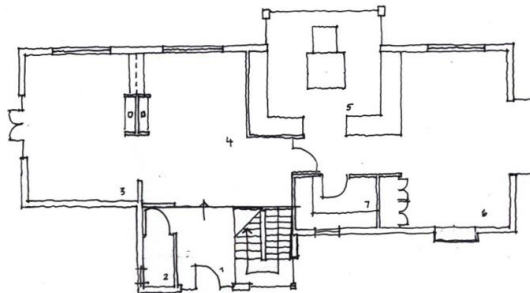
AMENDMENT A - 11.03.06 - SIZE OF PROPOSAL REDUCED

GOLYNDS COTTAGE
PROPOSED SITE PLAN ~ 1:200 @ A3
SK 14

- 1 HALL
- 2 WC
- 3 LIVING
- 4 DINING
- 5 KITCHEN
- 6 FAMILY BREAKFAST
- 7 UTILITY
- 8 BED 3
- 9 BATH ROOM
- 10 BED 4
- 11 BED 2
- 12 LINEN
- 13 BED 1



FIRST FLOOR



GROUND FLOOR

AMENDMENT A - 11.03.06 - SIZE AMENDED

GRANTED
06 APR 2006

05/16/20
AMENDED PLAN

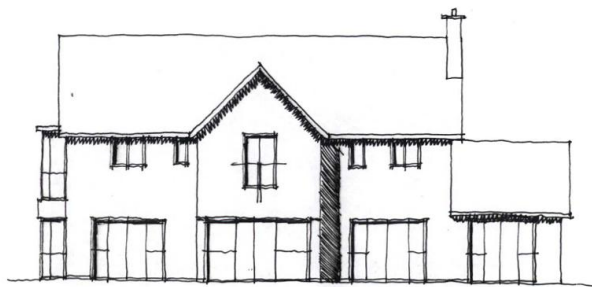
GOLYNDS COTTAGE
PROPOSED PLANS
1:100 @ A3
OK



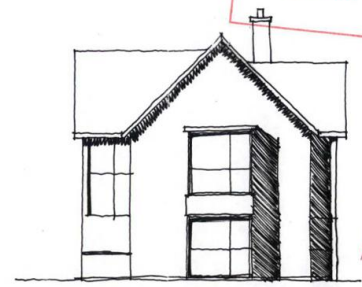
SOUTH - EAST ELEVATION



SOUTH - WEST ELEVATION



NORTH - WEST ELEVATION



NORTH - EAST ELEVATION

GOLYNOS COTTAGE
PROPOSED ELEVATIONS
1:100 (A2)

GRANTED
06 APR 2006

SK 21
AMENDED PLAN
06/11/00

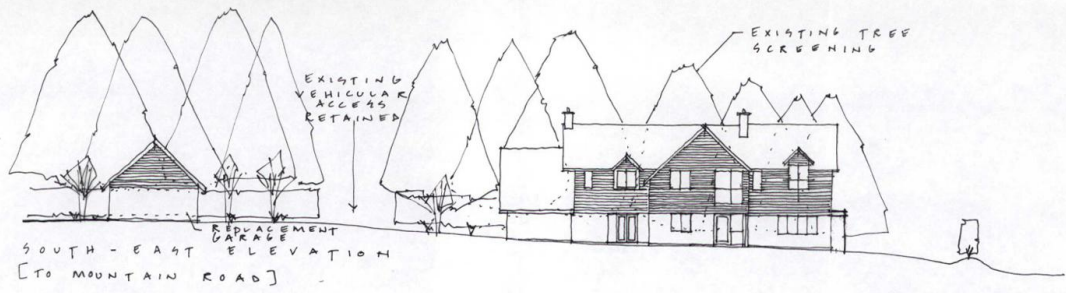
AMENDMENT A - 11.03.06



SOUTH - EAST ELEVATION (EXISTING TREES NOT SHOWN FOR CLARITY)
[TO MOUNTAIN ROAD]

LANE TO
GOLYNOS FARM

GOLYNOS COTTAGE
~ 1:100



SK 10.

GOLUMBO'S COTTAGE ~ 1:200

APPENDIX 1

Planning permission 10/0946

Notice of Decision

TOWN AND COUNTRY PLANNING ACT 1990

AART ARCHITECTS

MR TIM SMALE

DERLLWYN HOUSE, LAMB LANE

PONTHIR

NEWPORT

NP18 1HA

Application Type:

Proposal:

Full

Application No: 10/0946

DEMOLITION OF EXISTING DWELLING AND CONSTRUCT REPLACEMENT TWO STOREY DWELLING

Site/Location:

Decision Date:

GOLYNOS COTTAGE MOUNTAIN ROAD ROGERSTONE NEWPORT SOUTH

WALES NP10 9GR

21/04/2011

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 31/08/2010. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

ADDITIONAL CONDITIONS

(1) No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

(2) Before the development is commenced, written approval of the Local Planning Authority is required for a replacement hedge for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the hedge shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re

enacting that Order), Schedule 2, Part 1, no development within Classes A, B, or E shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

(4) Prior to the first beneficial occupancy of the dwelling hereby approved, the existing dwelling shall be demolished.

Reason: To ensure a satisfactory form of development.

(5) Prior to the first beneficial use of the dwelling hereby permitted the turing facility and parking provision shall as shown on the apporved plan shall be implemented and retained as such in perpetuity.

Reason: To ensure adequate turing and parking facilities in the interest of higwhay safety.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

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. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 414504 or 01633 414505 or email building.control@newport.gov.uk.

(1) This decision relates to the following plans: P 02 REV A, P03 REV A, P 04 REV B, Amended Design and Access Statement REV D

(2) The development plan covering Newport is the Newport Unitary Development Plan 1996-2011 (Adopted May 2006). Policies H9 and CE38 were relevant to the determination of this application.

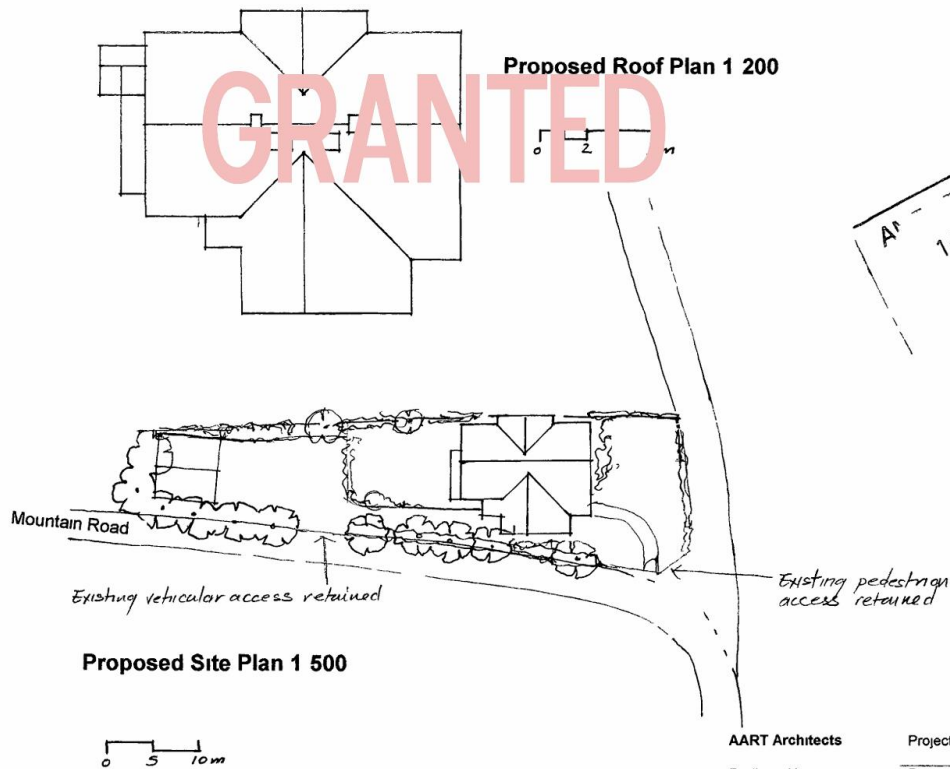
(3) Due to the minor nature of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council Newport City Council
Environment and Regeneration
Civic Centre
NEWPORT
South Wales
NP20 4UR

Andy Evans
Head of Regeneration and Regulatory Services
Pennaeth Gwasanaethau Rheoli ac Adfywio

Application Number: 10/0946 Decision Date: 21/04/2011

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



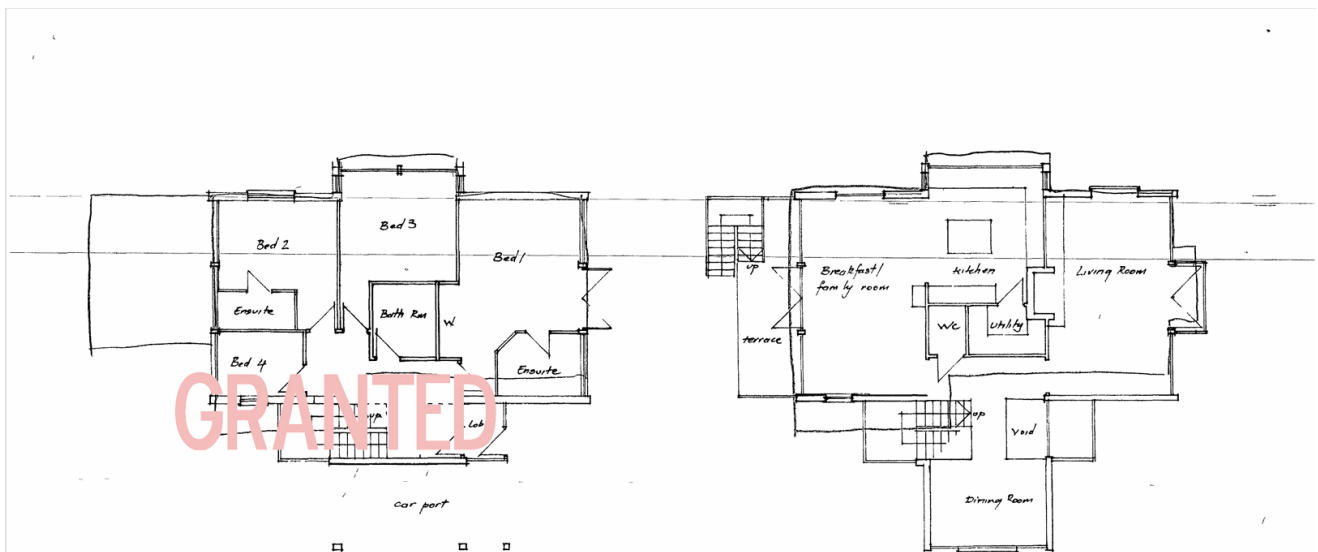
AART Architects

Derlwyn House
Lamb Lane Ponthir
Newport NP18 1HA
Tel 07748321570

Project

Golynos Cottage
Rogerstone

Drawing title	Proposed Roof & Site Plan
Drawing Number	P 04 Revision B
Scale	1 200 & 1 500 @ A3
Date	2/2/11



AART Architects

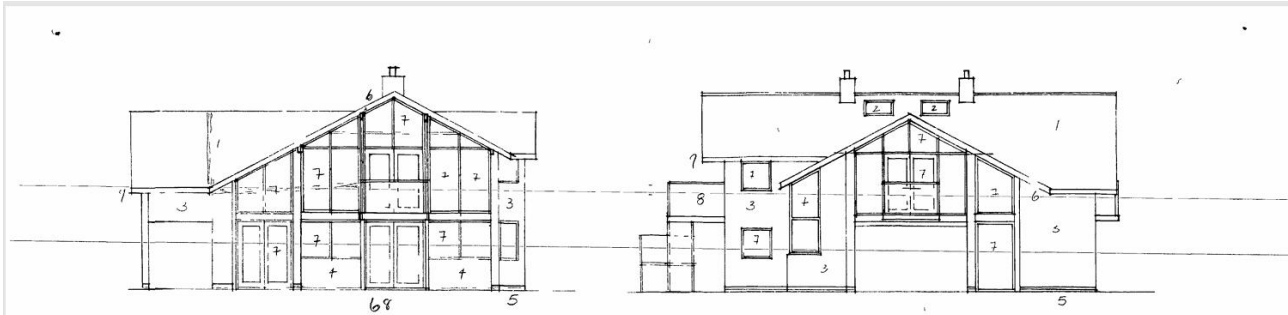
Derlwyn House
Lamb Lane Ponthir
Newport NP18 1HA
Tel 07748321570

Project

Golynos Cottage
Rogerstone

Drawing title	Proposed Floor Plans
Drawing Number	P 02 Revision A
Scale	1 100 @ A3
Date	2/2/11

1010946

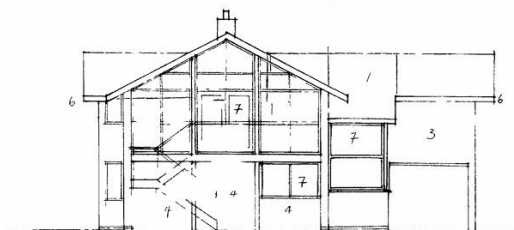


North East Elevation

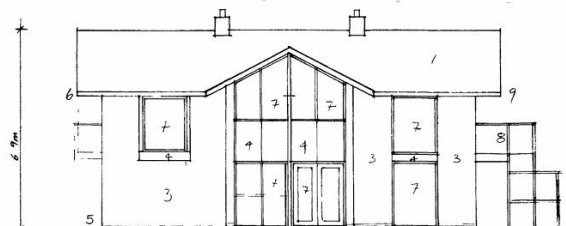
South East Elevation

GRANTED

AMENDED PLAN
08 FEB 2011



South West Elevation



North West Elevation

Ref	Location	Material
1	Roof	Reconstituted slate
2	Velux roof light	Velux roof light
3	Walls & chimneys	Painted render
4		Painted panels
5		Brickwork plinth
6	Fascias, soffits, barge boards	Stained timber
7	Windows and doors	Colour coated aluminium
8	Balustrading	Stainless steel & glass
9	Rivets & gutters	PVC

AART Architects

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Project

Golynnos Cottage

Drawing title

Rogerstone

Drawing Number

P 03 Revision A

Scale

1:100 @A3

Date

27/11

10/0946