

Delegated Decision Report

Application No:	25/0838	Statutory Period Expires:	27th February 2026
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Site:	Walnut House South Row Redwick Newport NP26 3EA		
Proposal:	INSTALLATION OF A 24 PANEL 10.9KW SOLAR PV ARRAY TO ROOF		
Applicant:	Charrett		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission for the demolition of an existing bungalow (formerly known as Parklands) and the erection of detached dwelling was granted with conditions in April 2018. The dwelling granted under this permission is known as 'Walnut House'.

2. SITE LOCATION AND CONTEXT

- 2.1 Walnut House, formerly 'Parklands', is a two-storey detached dwelling located on the Southwest fringe of the village of Redwick, in the Llanwern ward. The property is within the rural countryside (SP5), the Redwick Conservation Area (CE7), the Caldicot Levels Special Landscape Area (SP8) and the Gwent Levels Archaeologically Sensitive Area (CE6).
- 2.2 The property is set within a generous corner plot and is externally finished in an off-white render finish with low level heritage brickwork, a natural slate roof, timber windows and dark grey rainwater goods.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking consent for the installation of a 24no. panel solar photovoltaic array providing a total module power output of 10.9kW. Each panel is 455W and constructed of black glass with monocrystalline silicon modules. Each panel is 1762mm in length by 1134mm in width. The panels are 30mm in thickness and will be installed on a near flush, low profile mounting system. The system will incorporate a maximum of 18no. on the principal elevation roofs, and 6no. panels to the rear pitched roof projection.
- 3.2 A bat box is proposed to be installed on an existing tree within the development site, installed facing a Southwesterly direction and no lower than 3m above ground level.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0133	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING	GRANTED WITH CONDITIONS	10.04.2018
18/1034	CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING	GRANTED WITH CONDITIONS	10.04.2018
19/0939	PARTIAL DISCHARGE OF CONDITION 05 (WATCHING BRIEF), 06 (LANDSCAPING PLAN), 07 (MATERIALS) AND 08 (JOINERY DETAILS) OF PLANNING PERMISSION 18/0133 FOR THE DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF	GRANTED WITH CONDITIONS	10.11.2019

	DETACHED DWELLING.		
25/0992	PROPOSED SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION	GRANTED WITH CONDITIONS	20.02.2026

5. PLANNING POLICY

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

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

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy CE6 – Archaeology states that development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined: i) where groundworks and/or the installation of services are proposed within the archaeologically sensitive areas of Caerleon, the Levels, Lower Machen and the city centre ,or; ii) within other areas of recognised archaeological interest.

Policy CE7 – Conservation Areas states that development within or adjacent to conservation areas will be required to: i) be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate. ii) avoid the removal of existing historic features, including traditional shopfronts and joinery. iii) use materials which are traditional, or appropriate to their context. iv) complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area. v) pay special attention to the settings of buildings and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area. vi) avoid adverse impact on any significant views, within, towards and outwards from the conservation area.

Policy SP5 – Countryside states that 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.

Policy SP8 – Special Landscape Areas states that proposals will be required 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.

Policy SP9 – Conservation of the Natural, Built and Historic Environment states that the Conservation of the Natural, Historic and Built Environment the conservation,

enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

Policy GP2 – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 THE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SUPPLEMENTARY PLANNING GUIDANCE (ADOPTED JANUARY 2020)

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

No objection.

This PV installation is proposed for a prominent roof slope within Redwick Conservation Area (CA).

There is no Article 4(2) Direction within the CA – though it should be borne in mind that such 4(2) directions do not restrict Part 40 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The installation of solar panels is 'permitted development' for the roofs of dwellinghouses and buildings within the curtilage of dwellinghouses within the conservation area, subject to some limitations and 'conditions' set out in the [legislation](#) and copied below.

Provided the proposed installation falls within the below mentioned limits, there is no reason to refuse from a heritage perspective

6.2 LANDSCAPE OFFICER

No objection.

6.3 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 07.11.2025, Site Notice was put up on 14.11.2025.

7.1 NEIGHBOURS: 7no neighbours were consulted. No response received to date.

7.2 REDWICK COMMUNITY COUNCIL: No response received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed solar panel would be located on the front roof slope of the dwelling and the roof of the rear gable. The front roof slope panels would be visible from South Row and the panels on the rear gable would be visible from Bryn Road.

- 8.2 There is no Article 4(2) Direction within the Redwick Conservation Area which restricts Part 40 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended). In accordance with Part 40 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), the installation of domestic microgeneration equipment is permitted development, subject to the limitations and 'conditions' set out in the legislation below.

"Part 40 INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT"

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—
(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or

(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(b) in the case of solar PV or solar thermal equipment installed on a flat roof—

(i) the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or

(ii) the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;

(c) in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—

(i) on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or

(ii) on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;

(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or

(e) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment no longer needed for or capable of microgeneration

must be removed as soon as reasonably practicable.

- 8.3 Although this application is not for a Lawful Development Certificate, and the development is not required to be in accordance with the above legislation, significant regard has been given to the provision of the GDPO 1995 in this instance. It is considered that the proposed solar panels are practicably sited on the roof slope of the dwelling and would not harm the wider amenity of the area. Each panel is only 3cm deep and will be flush fitting to the roof planes. Moreover, similar development can be observed at neighbouring dwellings along Bryn Road and South Row, so the introduction of solar panels in this location would not be harmful.

8.4 **Residential Amenity:**

The development is limited to the installation of solar panels on the roof slope of the dwelling. As such, it is not anticipated that the development would adversely affect residential amenity and the development is in accordance with Policy GP2 of the Newport Local Development Plan 2015 – 2026.

8.5 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. The ecological enhancement proposed as part of the development is commensurate with the scheme and the implementation will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

9. **OTHER CONSIDERATIONS**

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

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

9.2 ***Equality Act 2010***

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

9.3 Having due regard to advancing equality involves:

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

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

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

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration

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

9.6 Newport's Well-Being Plan 2018-23

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

10. CONCLUSION

- 10.1 The development would not harm the visual or residential amenity of South Row, nor the Special Landscape Area. It will preserve the character and appearance of the Conservation Area. A condition will be added to ensure the biodiversity enhancement scheme is implemented. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- CPL-1000 Rev A - Existing and Proposed Plans
 - Walnut House Proposed Solar Array - Design and Green Infrastructure Statement
- Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents: 'CPL-1000 Rev A - Existing and Proposed Plans' and 'Walnut House Proposed Solar Array - Design and Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: CPL-1000 Rev A - Existing and Proposed Plans, Walnut House Proposed Solar Array - Design and Green Infrastructure Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP8, SP9, CE6, CE7, GP2, GP5, GP6, H12 were

relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.