

Notice of Decision



K Dorrington
K M Dorrington Architectural
116 Aberthaw Circle
Newport
NP19 9QJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0262**
Application Type: **Full**
Proposal: **SUB-DIVISION OF PLOT TO CREATE A 2 STOREY 3NO. BEDROOM DWELLING TO REAR AND ASSOCIATED ENGINEERING WORKS (FOLLOWING REFUSAL OF APPEAL CAS-03307-F4M3H8)**
Site/Location: **Land To The Rear Of 29, Robertson Way, Newport, South Wales,**
Decision Date: **3rd September 2025**

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 19th May 2025. 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. The development shall be implemented in accordance with the following plans and documents: KD1989/2, KD1989/3, KD1989/1B, KD1989/1C,
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. 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 and retained for lifetime of development.
Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of NLDP.
3. Prior to the commencement of development full details of boundary treatments shall be submitted to the Local Planning Authority and written approval received. The development shall be carried out in accordance with the approved details and retained thus in perpetuity. The dwelling shall not be occupied prior to the approved boundary treatments being provided on site.
Reason: In the interests of neighbouring amenity and highway safety and in accordance with Policies GP2 and GP4 of NLDP.

4. No development shall commence until full details of all retaining walls have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the first occupation of the dwelling as hereby approved and shall thereafter be permanently maintained thus.
Reason: In the interests of visual amenity in accordance with Policy GP6 of the NLDP.
5. No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following during development:
- dust suppression and mitigation measures, having regard to BRE guide 'Control of Dust from Construction and Demolition Activities';
- noise mitigation measures;
- wheel wash facilities;
- details of temporary lighting;
- details of contractor parking/compound;
- details of enclosure of working areas;
- waste disposal resulting from the site preparation, groundwork and construction phases of the development;
- management of Heavy Goods Vehicle (HGV) access to the site including measures to minimise the impact on air quality avoiding Air Quality Management Areas and avoiding vehicle idling;
- details of construction access times and delivery routes (to avoid school drop-off/pick-up times).
Development works shall be implemented and carried out in accordance with the approved CMP.
Reason: To protect the amenities of nearby residents and in the interests of highway safety and in accordance with Policies GP2 and GP4 of the Newport LDP.
6. Details and plans showing the finished slab level of the building hereby approved, together with cross sections through the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on site, and the development shall be undertaken in accordance with the approved details.
Reason: In the interests of visual and neighbouring amenities in accordance with Policies GP2 and GP6 of the Newport LDP.
7. No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.
Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)
8. Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The details shall include a Green Infrastructure Statement that identifies the constraints and opportunities provided by the development as required by PPW12. 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 trees and shrubs 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 March inclusive.
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.
9. Pre -occupation conditions
Prior to the first occupation of the dwelling as hereby approved full detail of biodiversity enhancement measures shall be submitted to the Local Planning Authority and written approval received. The development shall be completed in accordance with the approved biodiversity measures and shall be retained thereafter.
Reason: In the interests of biodiversity in accordance with GP5 of the NLDP.
10. Prior to the first beneficial occupation of the dwelling hereby approved parking provision shall be provided in accordance with the approved plans and shall be retained in perpetuity.
Reason: To ensure there is adequate parking provision at the property in the interests of highway safety and neighbouring amenity in accordance with Policies GP2 and GP4 of NLDP.
11. General conditions
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, or E shall be carried out.
Reason: To ensure the future occupants of the dwellings are served by adequate amenity space and in the interests of the woodland to the rear of the properties in accordance with Policy GP5 of the NLDP.
12. No first floor windows other than those shown in the approved plans shall be installed in the west side elevation or rear elevation of the property as hereby approved.
Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.
13. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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 approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and 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 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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: KD1989/2, KD1989/3, KD1989/1B, KD1989/1C, site location plan.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP3, GP5, GP6, H4, H6, T4 and W3 were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
4. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Signed on behalf of the Council



Newport City Council
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Application Number: 25/0262

Decision Date: 3rd September 2025

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) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email 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).