

External material condition discharge report

Site address: Brynhedydd , Pentre-Poeth Road, Newport, NP10 8LN

Planning Reference: 22/1224

Date: 19th June 2025

This report seeks approval of the proposed external materials to discharge condition 2 of approved planning decision 22/1224 granted on 5th April 2023.

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. Reason: To ensure that the development is completed in a manner compatible with its surroundings, in accordance with policies SP8 and GP6 of the adopted Newport Local Development Plan 2011-2026.

Roof Covering

Roof tile

Repurpose existing slates from east elevation of car garage to be used on the west elevation of new extension roof to match the existing slates on the west elevation of the existing car garage to give a uniform covering to the west elevation roofline as viewed from the road.

New Glendyne Canadian roof slates from Cembrit to all other roof elevations on the barn, and the east elevation of the existing car garage.

Declaration of performance certificate for Roof Slates included with this report.

Pictorial reference below





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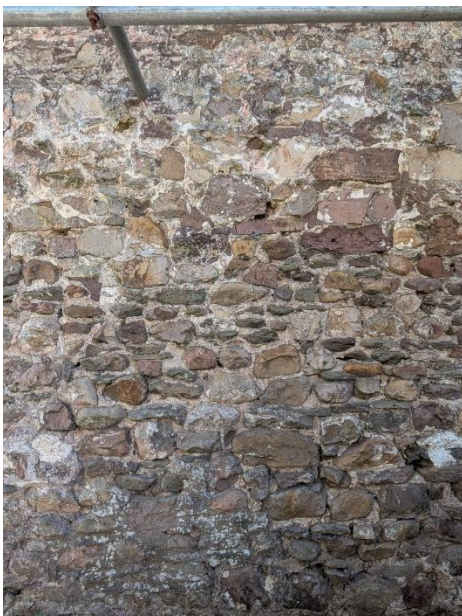
Ridge Tiling

New mopstick and lead ridge with lead valleys to new roof lines and junction to match lead ridge on existing main house roof.



Stone Masonry

The new elements to the barn and car garage will repurpose the existing stone removed during the structural alterations to the existing structures and from on-site stockpiled stone from historical works to the property.





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Rainwater Goods

New cast aluminium half round gutters with matching downpipes, powder coated in Black to match existing guttering on adjacent buildings on site.

Sourced from: Rainwater direct

[Aluminium Rainwater Products | Rainwater Direct](#)



Fascia and Soffits

Square edged Oak fascia and soffits - untreated.

Doors & Windows

All new doors and windows to be purpose made joinery in Oak to match the appearance and size of the approved drawings and details.

We trust this includes for all external materials requiring approval, physical samples can be provided on request if required.