

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 13 November 2025 09:14:45 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0958 (Coc-Y-North Bungalow, Barn At Coc-Y-North Lane Rhiwderin Newport NP10 8RR) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITIONS 6 (DETAILS OF DOORS AND WINDOWS), 7 (STONEWORKS), 8 (BOUNDARY WALL), 13 (METHOD STATEMENT) AND 17 (FIELD EMBANKMENT) OF 24/0274 CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS

Condition 06

Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

The proposed windows are flush-closing casements which is an acceptable arrangement. However, drawing no. SD120 20 does not make explicitly clear (either via drawing hatching or written annotation) that the proposed windows are to be formed in naturally finished timber as per the approved parent application. Nor does it mention species of timber proposed for the window joinery. Note that Oak or European larch, can be left to weather naturally to a silver-grey appearance.

I would also query the proposed visible flat lintel material proposed for windows W1 and W3. The existing appear to be oak and should be maintained as such. Additionally, what lintel material is proposed to the large span of D1, where the existing is open to the wall plate and the door head is now proposed to be dropped?

The bifold doors are aluminium as per approved information. It does not appear to make clear within Drawing no. SD120 20 - or the accompanying technical information - that the proposed are to be finished black (as per the approved).

Proposed fascia boards and rainwater goods are simple and appropriate enough. Presumably, the former continues as bargeboards to the gable-ends as per approved elevations Drawing SD120 02 05 D. Please note that there should be no boxing-in of eaves.

Condition 07

Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

Where new stone is needed, it is proposed to *"be sourced locally to match the original in appearance. All repairs will match the existing in terms of stone size, colour, texture and coursing."* This is an acceptable approach, though I would note that no sample has been provided.

It is also proposed to finish the reveals of existing openings with 'toothed' brickwork where none exists currently (to D1 and W1). Proposed brick should match the existing in terms of material and size. No sample has been provided.

New pointing is proposed to be *"...done using a traditional lime mortar (NHL 3.5) mixed with sharp sand... Joints will be repointed with a brushed flush or slightly recessed finish, matching the original style."* Whilst generally acceptable, any removal of existing pointing should be carried out using hand-tools only, so as not to damage the existing stonework. I would also advise that NHL2 would be much more appropriate in terms of hardness and vapour permeability (though this is arguably beyond our control in this instance). The proposed aggregate type should be locally-sourced, as this can have a distinct impact upon finished appearance.

Condition 08

Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 of the Newport City Council Local Development Plan.

The short section of boundary wall is proposed to be *"constructed with stone reclaimed from creating new opening between Kitchen/Lounge."* I have no issue with this. However, the "natural stone" coping is proposed to be entirely flat. A 'cock-and-hen' finish to match the boundary wall to the adjacent property would be much more appropriate here. It should be made clear that pointing specification and finish will match that proposed to the parent building.

Condition 13

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site Measures to control noise and dust Details of street sweeping/street cleansing/wheel wash facilities Details for the recycling/disposing of waste

resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority. Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policy GP4 of the Newport City Council Local Development Plan.

No comments.

Condition 17

Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

Though I am unlikely to have any comments here, I would note that this information does not appear to have been provided.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 12 November 2025 12:06

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0958

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0958

Address: Coc-Y-North Bungalow, Barn At Coc-Y-North Lane Rhiwderin Newport NP10 8RR
Proposal: PARTIAL DISCHARGE OF CONDITIONS 6 (DETAILS OF DOORS AND WINDOWS), 7 (STONWORKS), 8 (BOUNDARY WALL), 13 (METHOD STATEMENT) AND 17 (FIELD EMBANKMENT) OF 24/0274 CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS

submitted on 7 November 2025.

View details of 25/0958 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0958&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C13453eaab79a42b2ed0108de21e3d3e8%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638985459692896102%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Le0g8VCwH0VeedD3JG6rfDIX0XeqtGXIsnVV9bMIOzU%3D&reserved=0>

Your sincerely
Development Management