

Delegated Decision Report

Application No:	25/0992	Statutory Period Expires:	20th February 2026
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Site:	Walnut House South Row Redwick Newport NP26 3EA		
Proposal:	PROPOSED SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION		
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 A single storey rear infill extension is proposed. The proposed rear wall will extend just 400mm beyond the furthest extent of the existing rear walls and be 4m in depth along the Northwest elevation and 5.94m in total width across the rear. The extension would be 2.25m in height to the eaves and 3.5m in height to the ridge of the mono-pitch roof with a 15-degree roof pitch. The extension will be finished in matching materials to that of the host dwelling. Walls will be rendered with a matching through-colour smooth render, the roof will be in a natural or fibre cement slate in grey/blue colour and windows and doors will be in matching timber frame flush casement conservation style in matching colour. The existing rear single door will be reused on the new rear wall. Fascias and rainwaters goods will also match the existing materials. Fenestration would consist of 1no set of patio doors and 1no door on the rear elevation and 1no triple pane window on the western (side) elevation.
- 3.2 In terms of biodiversity enhancement, a Beaumaris Woodstone Bat Box surface mounted on an adjacent tree facing a Southeasterly direction and no less 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	GRANTED WITH CONDITIONS	10.11.2019

	EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING.		
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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.

Policy H12 – Replacement Dwellings in the Countryside states that 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;

Policy H13 – Extensions to Dwellings in the Countryside states that beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that: i) the volume of the extension is not more than 30% of the original dwelling, or as existed in 1948; ii) the existing dwelling has a lawful residential use.

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

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

The building in question is of recent construction, replacing a post-war bungalow upon the same site (under FULL application 18/0133 and associated CAC application 18/0134).

Though set back within the site, the site forms principal introduction to the settlement as one approaches from the west, with glimpsed views of the building available beyond the mature willow tree to its curtilage boundary. Primary views of the principal (south-west) elevation of the building are available from South Row, where the building is clearly visible, set within its generous and green plot. However, there is also an unsightly wire fence and crude area of hardstanding to the front boundary, where a native-species hedgerow and block-paver pathway should have been installed prior to beneficial occupation (see note below).

Secondary views are available of the side (north-west) elevation from Bryn Road, beyond the treed boundary and hardstanding approved under the above-mentioned application. From this vantagepoint, the proposed extension will be partially visible.

This application seeks consent for a single-storey rear infill extension with lean-to roof, located to the northern corner of the building. As proposed, it would be suitably subservient in scale, with wall finishes, natural slate roof, and windows to match the existing. Consequently, the proposed would not appear prominent within the area and would not result in adverse impact upon the character or appearance of Redwick Conservation Area.

As the area is deemed Archaeologically Sensitive, I anticipate that *Heneb* will return comments regarding potential for impact on belowground archaeology.

6.2 LANDSCAPE OFFICER

No objection

No objections on landscape terms if there are no associated alterations to the hard and soft landscape, as well as any impact on trees. I would ensure that this application is referred to both our ecological and Arboricultural officers.

6.3 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST (HENEb)

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can **confirm that the proposal requires archaeological mitigation**. We have reviewed the area against the information in the

regional Historic Environment Record (HER) which shows as follows:

The works are within the Archaeologically Sensitive Area (ASA) of Newport, Conservation Area of Redwick, and Historic Settlement of Redwick. The works are also within the Registered Historic Landscape of the Gwent Levels, specifically the Characterisation Area of Redwick Village (HLCA005). This area is characterised as “*the best-preserved nucleated settlement on the Level*”. A medieval path or stone-built wall structure consisting of at least three visible courses was found in this location, together with three pits. Overlying the wall was a large medieval midden deposit containing isolated ceramics and bovine bone. An alluvial horizon representing a significant flooding event was discovered here which possibly indicates evidence of the flood of 1606. Two ditches were also encountered, probably representing water management in the medieval period. A review of the 1st – 3rd Edition (1882, 1901, 1920) historic Ordnance Survey maps show a building centred at ST4111384113.

The proposal includes an extension. Whilst the works are of relatively small scale, with our understanding of the historic environment, there is some potential that significant archaeological features will be encountered or that existing features will be disturbed, particularly those dating to the medieval period. Therefore, it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21.11.2025, Site Notice was put up on 28.11.2025.

7.1 NEIGHBOURS: 5no neighbours were consulted. No representation received to date.

7.2 REDWICK COMMUNITY COUNCIL: No response received to date.

8. ASSESSMENT

8.1 Principle of Development:

The principle of extending a dwellinghouse in the countryside is one that is accepted in the Newport Local Development Plan 2011-2026 (adopted January 2015). However, owing to the more sensitive location of the site, all relevant planning considerations and national and local planning policies will need to be adequately addressed.

8.2 Visual Amenity/ Character and Appearance;

Policy SP5 is the key strategic policy when assessing development in the countryside, and proposals must comply with the policy, which states;

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.

8.3 Linked to Policy SP5 is Policy H13 “Extensions to Dwellings in the Countryside”, which states;

Beyond defined settlement boundaries, proposals to extend a dwelling will be permitted provided that:

i) *The volume of the extension is not more than 30% of the original dwelling, or as existed in 1948;*

ii) *The existing dwelling has a lawful residential use.*

8.4 The original dwelling (Parklands) measured 528.9m³. The replacement dwelling, Walnut House, measures 689.05m³. This represents an increase of 30.2% under application ref.18/0133 and as such, the development has already met the 30% threshold. The

proposed extension would increase the volume by a further 12.6%, contributing to a total volume of 42.8%. Nevertheless, the subtext of Policy H13 advises that the policy is designed to prevent the urbanisation of the countryside through progressive increases in the size of existing dwellings that could alter the character of the rural area. 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 impact on the character and appearance of the dwelling and the wider area, including the Levels Special Landscape Area and the Redwick Conservation Area are assessed in turn, below.

- 8.5 Another key strategic policy is Policy SP8 “Special Landscape Areas” which 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.

- 8.6 Though set back within the site, the site forms principal introduction to the settlement as one approaches from the west, with glimpsed views of the building available beyond the mature willow tree to its curtilage boundary. Primary views of the principal (south-west) elevation of the building are available from South Row, where the building is clearly visible, set within its generous and green plot. Secondary views are available of the side (north-west) elevation from Bryn Road, beyond the tree boundary and hardstanding approved under the above-mentioned application. From this vantagepoint, the proposed extension will be partially visible.

- 8.7 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance states that wherever possible, extensions should be built on the rear or least important elevations of properties, and the size and form should be appropriate to the main building and the space around it. A substantial area of garden space would be retained, and the size and form of the extension are appropriate in the context of the dwelling. The extension would be built on the rear elevation which although visible from the public realm, remains the most appropriate in the context of the site.

- 8.8 The House Extensions and Domestic Outbuildings Supplementary Planning Guidance (Adopted January 2020) states that, in general, an extension should adopt the roof form of the existing building, replicating its pitch and architectural detailing (including external materials). A mono pitch roof is proposed which does not comply with the guidance set out in the SPG however is not an uncommon feature for householder extensions and is acceptable in this instance.

- 8.9 The extension would be finished in a smooth through-colour render with a natural slate finish to the roof and conservation style timber windows to match the existing dwelling. It is considered that the proposal contributes positively to the area through high quality design, materials that demonstrate a clear appreciation of the area’s special features in accordance with Policy SP8 of the Newport Local Development (2011 – 2026).

8.10 **Heritage:**

The site is within the Redwick Conservation Area. As such Policy CE7 (Conservation Areas) is relevant to this application. Policy CE7 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.

- 8.11 The Council’s Principal Heritage Officer was consulted on this application. The Heritage

Officer notes that the extension would be suitably subservient in scale, with wall finishes, natural slate roof, and windows to match the existing. Consequently, the proposed would not appear prominent within the area and would not result in adverse impact upon the character or appearance of Redwick Conservation Area.

- 8.12 Overall, on balance it is considered that the proposal would not result in any significant adverse impact on the character and appearance of the existing dwelling, or the surrounding area including the Levels SLA and the Redwick CA. While the proposed extension would increase the total volume to a figure beyond the 30% threshold identified by Policy H13, the proposal would not have a detrimental impact upon the character and appearance of the surrounding area and development is considered acceptable. As such, the proposal complies with Policy SP5, SP8 CE7, GP2 and GP6 and of the NLDP 2011-2026 (adopted January 2015).

Residential Amenity:

- 8.13 The extension is set well within the boundary of the generous curtilage and is in excess of 40m from the nearest neighbouring property so it is unlikely that the extension would impact neighbouring residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.14 **Archaeology:**

The site is within the Levels Archaeologically Sensitive Area (Policy CE6), as such Glamorgan Gwent Archaeological Trust (Heneb) were consulted as part of this application. Heneb have noted that whilst the works are of relatively small scale, with their understanding of the historic environment, there is some potential that significant archaeological features will be encountered or that existing features will be disturbed, particularly those dating to the medieval period. Therefore, Heneb have recommended that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted. Notwithstanding this, an Archaeological Watching Brief was partially discharged under application ref.19/0939 in January 2020. Heneb. The archaeological watching brief was undertaken, and the report presented by Black Mountain Archaeology (dated July 2019, reference 162). The fieldwork showed evidence of Medieval and post-medieval activity, with ditches, remains of a wall, middens, and buried soils were identified and recorded. Finds included pottery, and animal bone. The date range from the evidence was primarily 13th century. Remains also included an alluvial horizon, representing a significant flood event. Both the fieldwork and report meet the current professional standards. Heneb were satisfied with the information provided and recommended that the condition requiring an Archaeological Watching Brief could be discharged. Since 2019, the construction of the dwelling is complete, including a hardstanding slab to the rear. The proposed extension would be built over the existing hardstanding to the rear. In this instance, the groundworks required would be limited and, in any event, any disturbance to significant archaeological features would have taken place during the initial build of Walnut House. Thus, it is considered unnecessary to require a written scheme of mitigation as part of this development and any disturbance to archaeology can be reasonably eliminated.

8.15 **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.

8.16 **Other issues:**

The Principal Heritage Officer has noted that as part of full application ref.18/0133, it was proposed to plant a *“NEW CONSERVATION HEDGE MIX - SW BOUNDARY TO REPLACE REMOVED CONFIER HEDGE. PROPOSED MIX TO ENCOURAGE BIRD LIFE WITH INSTALLATION OF NEST BOXES IN HEDGEROW.”* (see Drawing no. SK004

Proposed Landscaping Plan). This was secured via Condition 6:

*Notwithstanding the details submitted, prior to the demolition of the existing property full details regarding hard and soft landscaping including boundary treatments and gates shall be submitted to and approved in writing by the Local Planning Authority. **The approved scheme shall be implemented in full prior to the first occupation of the replacement dwelling and retained thereafter.***

Reason: To protect the character and appearance of the surrounding Conservation Area.

This condition (amongst others) was discharged via application ref.19/0939 (approved 23/01/2020), with Drawing CD005 stating: "**NEW PLANTING TO REPLACE TEMPORARY TIMBER FENCING (PREVIOUS CONIFER HEDGE). MIX TO ENCOURAGE BIRD LIFE WITH INSTALLATION OF NEXT BOXES IN HEDGEROW**".

However, it is acknowledged that as of May 2025 this had not been fully enacted, leaving the front (south-western) boundary line with a stark and open aspect featuring only an unsightly wire fence. Considering the positive contribution which open green plots with hedgerow boundary enclosures are considered to make towards the green and bucolic character of the area, the Heritage Officer has suggested that this contravention should be enforced as a matter of priority. Notwithstanding this, a site visit has confirmed that a hedgerow has been planted and is currently in its infancy. On site discussion with the applicant confirmed that the hedgerow is a mix of native hedging, including hawthorn and blackthorn. Although it is acknowledged that the planting was not implemented prior to first occupation of the replacement dwelling, and is therefore in breach of condition, it is considered inexpedient to take enforcement action at this time, given that the hedgerow has now been planted.

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 wider Conservation Area and Special Landscape Area. While the proposed extension would increase the total volume to a figure beyond the 30% threshold identified by Policy H13, the proposal would not have a detrimental impact upon the character and appearance of the surrounding area and development is acceptable. A condition will be added to ensure the biodiversity enhancement scheme is implemented. The proposal is in accordance with Policies CE7, SP5, SP8, 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

- Site Location Plan
- CPL-100 - Proposed Floor/Site Plans and Elevations
- Supporting 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 The external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026

03 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved documents: 'CPL-100 - Proposed Floor/Site Plans and Elevations' and 'Supporting 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: Site Location Plan, CPL-001 - Existing Floor/Site Plan and Elevations, CPL-100 - Proposed Floor/Site Plans and Elevations, Supporting 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 and H13 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.