

Delegated Decision Report

Application No :	26/0366	Statutory Period Expires:	9th September 2026
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Site:	St Helens Chapel Road Goldcliff Newport NP18 2AW		
Proposal:	REAR DORMER WITH JULIETTE BALCONY AND NEW VEHICULAR ACCESS/HARDSTANDING (PART RETROSPECTIVE)		
Applicant:	M Griffiths		
Type:	Full	Ward:	Llanwern
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to St Helens, Chapel Road which comprises a detached bungalow located within the rural village of Goldcliff in the Llanwern ward. The property fronts south onto Chapel Road with off street parking and a private rear amenity space. The site is located in the Countryside and is designated as a Landscape of Outstanding Historic Interest, Special Landscape Area and Archaeologically Sensitive Area.

2.2 The surrounding context is rural in nature and the site is bound to the north by the neighbouring property 'Stray Leaves', to the east by Chapel Road, to the south by another neighbouring property 'Willowbrook Lodge' and to the west by the garden area associated with the Farmers Arms pub. St Mary Magdalen's Church which is a Scheduled Ancient Monument and grade II listed is also located to the north west.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for 1no. rear dormer with a Juliette balcony and a new vehicular access and second driveway to the front of the property. A rear dormer has already been constructed at the property and this application seeks minor amendments to the as built design including the addition of gable ladders. The proposed dormer measures 3.3m in depth, 14.2m in length and 2.18m in height. It is finished in grey render to match the rest of the property and includes 3no. windows and 1no. set of French doors with a Juliette balcony. At present the doors to the Juliette balcony open outwards over the flat roof extension below, this application seeks to amend the design to open inwards.

3.2 The driveway measures 13.6m in length and 5m in width. It is finished in tarmac and includes a gated access off Chapel Road.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
26/0145	PROPOSED FRONT DORMER	GRANTED WITH CONDITIONS

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.

6.1.10 - There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.

5.3 TAN 24: THE HISTORIC ENVIRONMENT

1.25 The setting of a historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right, but has value derived from how different elements may contribute to the significance of a historic asset.

1.26 It is for the applicant to provide the planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. The principles for assessment, however, are equally applicable to all historic assets, irrespective of their designation. For any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:

- The significance of the asset and the contribution the setting makes to that significance
- the prominence of the historic asset
- the expected lifespan of the proposed development
- the extent of tree cover and its likely longevity
- non-visual factors affecting the setting of the historic asset such as noise.

The planning authority should be able to provide guidance to the applicant during pre-application discussions on the amount of information required to support a proposal. This may include providing a heritage impact statement if the proposal is likely to have an impact on a historic asset. How setting is to be addressed by the applicant should also be considered as part of any pre-application discussions.

1.27 Other factors which may affect the setting of a historic asset include; inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.

1.28 There will be cases where a proposed development will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development. Mitigation of damaging effects could be achieved through good design and in some cases screening or landscaping.

1.29 The planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of

existing inappropriate development or land use.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

GP7 – General Development Principles. Development will not be permitted which would cause or result in unacceptable harm to health because of land contamination, dust, instability or subsidence, air, heat, noise or light pollution, flooding, water pollution or any other identified risk to environment, local amenity or public health and safety.

SP5 – Countryside. 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.

SP8 - Special Landscape Areas. Special landscape areas are designated as follows within which 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

SP9 – Conservation of the Natural, Historic and Built Environment. The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance (SPG) (Adopted January 2020) is also relevant.

5.5 HISTORIC ENVIRONMENT WALES ACT (2023)

Schedule 13, paragraph 90 of the Historic Environment Wales Act (2023) inserts a new section (314A) into the Town and Country Planning Act (1990) which, in Wales, imposes the duty (derived from section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990) that:

"314A Wales: duties relating to listed buildings and features of architectural or historic interest

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—

(a) the listed building,

(b) the setting of the building, or

(c) any features of special architectural or historic interest the building possesses."

6. CONSULTATION RESPONSES

6.1 LANDSCAPE OFFICER: No objections.

6.2 HIGHWAYS OFFICER: Objection. The new drive is not justified and does not meet current standards for visibility. The principle of multiple access points is not supported unless there are safety benefits. In this case the existing access is better designed and safer than the new one and there appears to be no reason for a second access. It should also be noted

that it provides additional parking and is therefore not policy compliant as it exceeds the maxima set out in the SPG. To meet current standards the gate should be set back, and the access should mirror the existing access to provide appropriate visibility splays for pedestrians and vehicles.

6.3 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST: No response.

6.4 CONSERVATION OFFICER: The building in question (and the proposed dormer in particular) is located some 40 metres to the east from the Grade II Listed Church of St Mary Magdalene (Cadw Ref: 2912) and approximately 50 metres to the east from the Scheduled Monument (SM) of St. Mary Magdalene's Churchyard Cross, Goldcliff (Cadw ref: MM313).

Both of the abovementioned assets sit within a distinct graveyard curtilage, bounded by drainage reens to south typical of the Gwent levels (which today are fragmented to south and east). To the north, west, this curtilage boundary is also defined by mature trees, providing a profound sense of enclosure for the site and its associated assets. There is also a remarkable avenue of arched trees extending south from the porched entrance, directly against which the SM sits. The vegetated boundary line to the east, however, is considerably shorter (a managed hedgerow), which exposes views of the properties 'Stray Leaves' and 'St Helens', both constructed in the later C20 and intruding into views from the church, the SM and the wider curtilage setting. These buildings are, however, both single storey structures with concrete pantile roofs, meaning the visual intrusion of such modern residential development intrusion is kept to a minimum. The whole site is accessible via public footpath from three directions:

- From the south from Goldcliff Road via the grounds to the rear of The Farmers Arms Public House
- From the north-west via the path to Henton Farm
- From the north-east via the forked path to Whitson Road

The proposed development comprises a substantial and full-width roof enlargement/dormer, creating a pronounced second-storey mass with dark cladding that materially alters the profile of the existing dwelling, introducing an additional conspicuous modern feature into views experienced from within the churchyard.

Church and scheduled medieval cross derive significance not only from their surviving fabric, but also from their historical interrelationship and their location within the historically isolated churchyard. The proposed roof enlargement would materially increase the scale and prominence of modern domestic development visible within the setting of both of the above-mentioned designated heritage assets. The development would introduce a visually assertive contemporary domestic form into important views within the churchyard, detracting from the ability to appreciate both medieval cross and church within their historic ecclesiastical context. The proposal would therefore result in harm to the significance of both the Scheduled Monument and Grade II listed church through adverse impact on their setting, the "*special regard*" for which should be afforded "*considerable importance and weight*". Such a duty should be applied with "*particular force*" in the case of a scheduled monument: an asset of the highest significance.

6.5 CADW: Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument listed in our assessment of the application below. The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff

This planning application is for a rear dormer and vehicular access, St Helens Chapel Road, Goldcliff, Newport, NP18 2AW.

The proposed development is located some 30m to the east of scheduled monument

MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff. The monument consists of a free-standing cross in the churchyard of St. Mary Magdalene's church, Goldcliff. It is a very unusual example of a medieval cross comprising a circular mound of earth, some 3.5m in diameter and 0.60m high, revetted by a roughly built rubble wall and surmounted by a square/octagonal socket-stone 0.63m wide by 0.52m high. The large, broached stops at the corners are heavily damaged. The octagonal cross-shaft survives to a height of 0.94m and is 0.28m wide at the base, tapering to 0.24m at the top. The cross was recorded in its current position in 1893. Churchyard crosses had a number of purposes; as a memorial; as a site for preaching; or as a site on processional route; or a combination of these uses. The setting of churchyard crosses is usually confined to their immediate surroundings, the church and churchyard and views from outside the churchyard to and from them are not usually of significance. The proposed development is for a dormer roof extension to a bungalow dwelling with vehicular access. Views outside the churchyard are not significant to the monument's setting and views of the proposed development are likely to be significantly screened by intervening trees and vegetation on the churchyard boundary. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff.

- 6.6 ECOLOGY OFFICER: I see that the roof of this property was extended to the rear sometime between May 2023 and May 2025. If bats had been roosting in the roof of this property before these works took place, they would have been disturbed by these recent alterations and likely abandoned the roost. Therefore, any biodiversity enhancement scheme which we require by planning condition should reflect the potential loss of roosting features and provide new roosting opportunities as compensation.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 21st July 2026, Site Notice was put up on 24th July 2026.

- 7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted (4no. properties) and no responses were received.
- 7.2 GOLDCLIFFE COMMUNITY COUNCIL: No response.

8. ASSESSMENT

Design and Amenity

- 8.1 The property is located within the Caldicot Levels Special Landscape Area (SLA), as such, the proposal must contribute positively to the area through high quality design and materials. The site is also located within the countryside and so the development must respect the landscape character and biodiversity of the immediate area and surrounding area and be of appropriate scale and design. Policy H13 states that beyond settlement boundaries, proposals to extend a dwelling will be permitted provided that the volume of the extension is not more than 30% of the original dwelling and the existing dwelling has a lawful residential use. 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. Whilst 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 proposed dormer extension would represent a 23% increase in volume.
- 8.2 The adopted House Extensions and Domestic Outbuildings SPG states that a dormer should be set back at least 50cm from the eaves of the existing building and it should also be set down at least 50cm from the ridge of the existing roof. In addition, a dormer that has a wide flat roof is unlikely to be acceptable. The proposed dormer doesn't include either a set down or set back. It spans the entire length of the rear of the property and also includes a large flat roof. Whilst gable ladders have been added to the revised proposal, this does not mitigate its size and poor design. As outlined above, the property is located in a Special

Landscape Area and the proposal must contribute positively to the area through high quality design. The property is also located immediately adjacent to St Mary Magdelene's Church which is a Grade II Listed Building and St Mary Magdelene's Churchyard Cross which is designated as a Scheduled Ancient Monument. Policy SP9 outlines that 'The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality'.

The Conservation Officer has reviewed the proposal and has advised the following:

The proposed development comprises a substantial and full-width roof enlargement/dormer, creating a pronounced second-storey mass with dark cladding that materially alters the profile of the existing dwelling, introducing an additional conspicuous modern feature into views experienced from within the churchyard.

...The proposed roof enlargement would materially increase the scale and prominence of modern domestic development visible within the setting of both of the above-mentioned designated heritage assets. The development would introduce a visually assertive contemporary domestic form into important views within the churchyard, detracting from the ability to appreciate both medieval cross and church within their historic ecclesiastical context. The proposal would therefore result in harm to the significance of both the Scheduled Monument and Grade II listed church through adverse impact on their setting, the "special regard" for which should be afforded "considerable importance and weight". Such a duty should be applied with "particular force" in the case of a scheduled monument: an asset of the highest significance.

- 8.3 Whilst it is noted that CADW have reviewed the proposal and have no objections to the development, this review was based on a desktop exercise without the benefit of a site visit. Both the case officer and the Conservation Officer have visited site and clearly note the lack of intervening vegetation between the application site and St Mary Magdalen's Church and Churchyard Cross facilitating views from the setting of the Listed Building and Scheduled Ancient Monument at close proximity (as shown in the image below).



- 8.4 Whilst the dormer is located to the rear of the property, its side elevations in particular are highly visible from Chapel Road and the surrounding area, and the rear elevation is highly visible from St Mary Magdalen's Church and the garden associated with The Farmers Arms Pub. The roof form is considered to be overbearing, obtrusive and generally of poor design, and it is not in keeping with the existing character of the property or the wider Special Landscape Area. The development is also considered to have a negative impact on the setting of the adjacent Grade II Listed Building and Scheduled Ancient Monument. This is contrary to the House Extensions and Outbuildings SPG, Policies SP5, SP8, SP9 and GP6 of the Newport Local Development Plan 2011-2026, TAN 24 and section 6 of PPW (Edition 12).

- 8.5 In terms of amenity, the dormer does not include any windows in either side so would not facilitate any direct views into either of the neighbouring properties Stray Leaves or Willowbrook Lodge. The rear amenity area of Willowbrook Lodge is also located over 30m away from the dormer so it would not result in a loss of privacy in respect of this property. Notwithstanding this, the rear amenity area associated with Stray Leaves is located within 3m of the proposed development and 5m of the Juliette Balcony. The balcony in particular would facilitate elevated views into the garden of the property resulting in an unacceptable loss of privacy. This is contrary to the House Extensions and Outbuildings SPG and policy GP2 of the Newport Local Development Plan 2011-2026.
- 8.6 In addition, the majority of the soft landscaping to the front of the property has been removed and replaced with the hardstanding and driveway being applied for along with large areas of artificial turf. These works have eroded the character of the frontage which is highly visible from Chapel Road and the surrounding area. The ecological value of this landscaping has also been lost. This is contrary to policies GP2 and GP6 of the Newport Local Development Plan 2011-2026.

Highways and Parking

- 8.7 In terms of the proposed driveway, the Highways Officer has advised that it is not justified and does not meet the current standards for visibility. The principle of multiple access points is not supported unless there are safety benefits, which is not the case in this instance. Site visits appear to suggest subdivision of the planning unit which will require further investigation and the second access may well be connected with this. On this basis the proposed access is considered to be contrary to policy GP4 of the Newport Local Development Plan 2011-2026.

Landscaping

- 8.8 In terms of landscaping, an area of planting adjacent to the driveway is proposed, the Landscape Officer has advised that the proposed planting is acceptable and they have no objections to the development. This would be secured via condition if planning permission were forthcoming. The proposed development is therefore considered to be in accordance with policy GP5 of the Newport Local Development Plan 2011-2026.

Ecology and Green Infrastructure

- 8.9 In respect of ecology, the Ecology Officer has advised that the previous roof structure may have been suitable for bats, however if they had been roosting in the structure before the works to the roof took place, they would have been disturbed by the recent alterations and likely abandoned the roost. The property is located in an area where there is high likelihood of bats and large roof structures such as this have high potential for bat habitat. Therefore, to reflect the potential loss of roosting features and the baseline of the un-extended roof in particular, new roosting opportunities must be provided as compensation, and a biodiversity mitigation/compensation/enhancement scheme is required to determine if Policy 9 of Future Wales and Policy SP9 of the LDP can be met.
- 8.10 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. 1no. bird box is proposed as part of this application which would be secured via condition if planning permission were forthcoming but this is not sufficient to meet policy requirements in this case. In addition, in accordance with Chapter 6 of PPW 12 the application is also accompanied by a Green Infrastructure Statement but this concludes as follows:

With no external changes to the land around the house and the retention of the current external planting, the habitat is maintained. The addition of some plants for foraging fauna and habitat facilitating nesting birds and bats is the extent of this proportionate response.

Simple observation of aerial imagery since 2025 shows this to be incorrect with extensive additional hard surfacing to the site frontage and considerable buildings and hard surfaces added to the rear garden in the last 5 years. The GIS is not robust.

Flood Risk and Drainage

- 8.11 In terms of flood risk, the site is located within Flood Zone 3 as shown on NRW's Flood Map for Planning. The site is also within a defended zone. No flood risk information has been submitted as part of the application, and it is also not accompanied by a Drainage Statement. Significant areas of the frontage have been hard surfaced in tarmac and artificial grass and no means of drainage has been installed as part of these works. This could potentially lead to an increase in flood risk to surrounding properties and the application site itself. This is contrary to TAN 15 and policies SP3 and GP2 of the Newport Local Development Plan 2011-2026.

Archaeology

- 8.12 The application site is located within the Gwent Levels Archaeologically Sensitive Area and the Gwent Levels Registered Historic Landscape. GGAT have not commented on this application, however have provided comments in relation to another application at this site stating that the ground is likely to have already been disturbed and it is unlikely that the proposed works would encounter significant archaeological remains. As a result, there is not an archaeological restraint to this proposed development and consequently, there is no archaeological objection to the determination of the application.

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, by reason of its size, design and location is unsympathetic and prominent, failing to make a positive contribution to local character and appearance. It is poor design causing harm to rural amenity, the Special Landscape Area of the Caldicot Levels and the setting of St Mary Magdalen's Church and Churchyard Cross Grade II Listed Building and Scheduled Ancient Monument contrary to policies SP5, SP8, SP9 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 10.2 The access and hard surfacing, by reason of design, scale and location, are unjustified, unsafe and fail to incorporate positive drainage or permeable surfaces in an area of flood risk. This is detrimental to highway and pedestrian safety and amenity.. The development is contrary to TAN 15, Policies SP3, GP2, GP4 and GP6 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Parking Supplementary Planning Guidance.
- 10.3 The rear dormer by virtue of its location and design will result in overlooking of the neighbouring property to the detriment of residential amenity. This is contrary to policy GP2 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).
- 10.4 The proposed development has a significant adverse impact upon interests of acknowledged importance, namely green infrastructure and biodiversity by reason of the damage to or loss of such infrastructure and biodiversity potential without appropriate compensation, mitigation or enhancement to the detriment of landscape character, visual amenity and ecological resilience. No information has been provided that mitigates this objection. The proposed development is therefore contrary to policies SP9 and GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), the Wildlife and Development Supplementary Planning Guidance (Adopted August 2015), the Trees Woodland, Hedgerows and Development Sites Supplementary Planning Guidance (Adopted January 2017), Planning Policy Wales and Policy 9 of Future Wales: The National Plan.

11. DECISION

REFUSED

01 The development, by reason of its size, design and location is unsympathetic and prominent, failing to make a positive contribution to local character and appearance. It is poor design causing harm to rural amenity, the Special Landscape Area of the Caldicot Levels and the setting of St Mary Magdalen's Church and Churchyard Cross Grade II Listed Building and Scheduled Ancient Monument contrary to policies SP5, SP8, SP9 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 The access and hard surfacing, by reason of design, scale and location, are unjustified, unsafe and fail to incorporate positive drainage or permeable surfaces in an area of flood risk. This is detrimental to highway and pedestrian safety and amenity.. The development is contrary to TAN 15, Policies SP3, GP2, GP4 and GP6 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Parking Supplementary Planning Guidance.

03 The rear dormer by virtue of its location and design will result in overlooking of the neighbouring property to the detriment of residential amenity. This is contrary to policy GP2

of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).

04 The proposed development has a significant adverse impact upon interests of acknowledged importance, namely green infrastructure and biodiversity by reason of the damage to or loss of such infrastructure and biodiversity potential without appropriate compensation, mitigation or enhancement to the detriment of landscape character, visual amenity and ecological resilience. No information has been provided that mitigates this objection. The proposed development is therefore contrary to policies SP9 and GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), the Wildlife and Development Supplementary Planning Guidance (Adopted August 2015), the Trees Woodland, Hedgerows and Development Sites Supplementary Planning Guidance (Adopted January 2017), Planning Policy Wales and Policy 9 of Future Wales: The National Plan.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

SD1226 05 Existing Block Plan

SD1226 00 B Proposed block plan

SD1226 01C Elevations Prior to Development

SD1225 01 As Built Elevations

SD1226 01 D Proposed Elevations

SD826-03 Proposed plans

SD1226 03B Existing and Proposed First Floor Floorplans

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, CE6, CE9, H13, SP5 and SP8 were relevant to the determination of this application.

03 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.

04 Please note that the Local Planning Authority has not considered the acceptability of the subdivision of the unit and associated outbuildings and structures as part of this application.