

Delegated Decision Report

Application No:	25/0372	Statutory Period Expires:	29th August 2025
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Site:	<i>Orchard House 11A Norman Street Caerleon Newport NP18 1BB</i>		
Proposal:	<i>REMOVAL OF EXISTING DORMER WINDOWS AND THE INSTALLATION OF AOV (AUTOMATIC OPENING VENT) ROOFLIGHT ABOVE STAIRCASE, PV PANELS AND REPLACEMENT OF ROOF TILES (PART RETROSPECTIVE)</i>		
Applicant:	<i>J Page</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission has been granted for the refurbishment of the site to create 7no. self contained supporting living apartments and a communal pavilion for residents along with other associated works. The site is located within the Caerleon Conservation Area.

2. SITE LOCATION AND CONTEXT

- 2.1 Orchard House is currently occupied by the National Autistic Society (NAS) who provide accommodation and associated services for adults with autism. The existing building is a large red brick Victorian house of an 'L' shape and provides 10 bedrooms, some with en-suite bathrooms, a number of communal lounges, kitchens and dining areas and, in some cases, more independent 'apartment' style living for residents.
- 2.2 The site is located centrally within Caerleon in a predominantly residential area and is approximately 1.46ha in size. It is largely screened from the surrounding area by mature trees and hedgerows. The site is bound by residential properties at Mill Street to the north, the residential Norman Street to the east, residential properties at Holmlea and Golcroft Court to the south and the Caerleon House nursing home to the west.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal is for the removal of existing dormer windows, re roofing, installation of automated opening vent (AOV) rooflight and photovoltaic panels all relating to the main building at Orchard House, Caerleon.
- 3.2 The changes were previously sought via a Non Material Amendment to the approved permission but were determined to result in amendments that were more than non material.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/1236	REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK.	GRANTED WITH CONDITIONS	27.01.2022
24/0726	NMA APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 6 (TREE PROTECTION PLAN) AND 10 (ARBORICULTURAL METHOD STATEMENT) OF 18/1236 REFURBISHMENT AND ALTERATIONS TO	PART APPROVED WITH CONDITIONS AND PART REFUSED	19.07.2024

	ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK. AMENDMENTS INCLUDE REDUCTION IN THE SIZE OF GARDEN PAVILION BUILDING AND UPDATES TO TREE PROTECTION PLAN AND ARBORICULTURAL METHOD STATEMENT		
24/1014	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 18/1236 REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK. AMENDMENTS INCLUDE INSTALLATION OF PV PANELS AND AOV, REMOVAL OF EXISTING DORMERS TO REAR ELEVATION AND INSTALLATION OF 2NO. CANOPIES	PART APPROVED WITH CONDITIONS/ PART REFUSED	14.02.2025
24/1012	PARTIAL DISCHARGE OF CONDITION 3 (BIO DIVERSITY CONSTRUCTION METHOD STATEMENT) OF 18/1236 REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK	APPROVED	05.06.2025
25/0343	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 18/1236 REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK. AMENDMENTS INCLUDE REDUCTION IN SIZE OF GARDEN PAVILLION	GRANTED WITH CONDITIONS (S106 LEGAL AGREEMENT).	19.06.2025

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)

SP1, SP9, GP2, GP5, GP6, CE6 and CE7.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A.

6. CONSULTATION RESPONSES

6.1 CADW: No objection.

6.2 HENEB: No objection.

6.3 Principal Heritage Officer: No objection.

6.4 Ecology: Final Comments - I have considered the Biodiversity Construction Method Statement v4.0 dated 4th August 2025, and have no concerns to raise with this document. The implementation of the measures set out in this Method Statement should be secured by planning condition.

6.5 Environmental Health: No response.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28th May 2025.

7.1 NEIGHBOURS: 24no. properties were consulted as common boundary neighbours and/or located opposite the site. No responses have been received.

7.2 CAERLEON CIVIC SOCIETY: No response.

8. ASSESSMENT

8.1 Visual Amenity & Heritage;

8.1.1 Policy SP9 (Conservation of the Natural, Historic and Built Environment) requires the conservation, enhancement and management of recognised sites within the natural, historic and built environment to be sought within all proposals.

8.1.2 More specifically, Policy CE7 (Conservation Areas) lists criteria that development within or adjacent to Conservation Areas will be required to satisfy. Of particular note to this application, the Policy requires development to be designed to preserve or enhance the character or appearance of the Conservation Area, avoid the removal of historic features, use materials which are traditional, or appropriate to their context and avoid adverse impact on any significant views, within, towards and outwards from the Conservation Area.

- 8.1.3 The proposed photovoltaic panels are to be located on single storey projections from the main building. Owing to the size of the site and its boundaries, views are likely to be screened or not readily available from the wider Conservation Area. The panels are set down from the ridge and back from the eaves and are considered to be proportionate in scale and appearance to the position in which they are sited. The Principal Heritage Officer has raised no concerns with these.
- 8.1.4 The Principal Heritage Officer considers the removal of the dormers and insertion of the rooflight both to be a material alteration to the building. Due to the location of the building within the extensive grounds of the site, these are not considered to be prominently located upon the building and are not readily appreciable from the public realm of the Conservation Area and offers no objection to this element of the proposal.
- 8.1.5 It is proposed to re-roof the building in its entirety and the Principal Heritage Officer notes that views of the roof are prominent within Conservation Area from the north, on the basis the material proposed is clarified so that they are a good match for the existing, there would be no issues. It has now been confirmed that Acme Single Camber Heritage Weather roof tiles are to be used and the Heritage Officer has accepted this and supports the materials choice.
- 8.1.6 The Principal Heritage Officer also noted that the bat boxes proposed as biodiversity enhancement were shown as being white, and requested that these be painted to match the brickwork background to reduce visibility. This has now been agreed by the applicant and is acceptable.
- 8.1.7 The proposal complies with Policy SP9, GP2, GP6 and CE7 of the NLDP 2011-2026 (adopted January 2015).

8.2 **Residential Amenity:**

- 8.2.1 Due to the limited nature of the proposal there is not anticipated to be any impact on the residential amenity of the neighbouring properties.
- 8.2.2 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.3 **Biodiversity:**

- 8.3.1 From the previous application (18/1236) for the redevelopment of the site the main building at Orchard House is known to be an occasional day roost for single numbers of common pipistrelle bats, and a condition was applied to control submission of a Biodiversity Construction Method Statement (BCMS) prior to works commencing. That condition was recently partially discharged under application 24/1012, which included submission of an updated Bat Survey that observed Common and Soprano Pipistrelles foraging in the grounds but no bats emerging from the building.
- 8.3.2 As part of this planning application, which proposes roof works to the main building, the Council's Ecologist has advised that these works will not increase impact upon bats over and above the works already approved previously and therefore those mitigation and compensation measures approved are still applicable. The Ecologist has also advised that the approved BCMS is equally applicable to this application as the impact upon bats is the same. The BCMS has been updated at the Council's request to include the provision of these additional works to the roof, so that compliance can be secured through the conditional regime of this application. This has been reviewed by the Ecologist and confirmed as being acceptable.
- 8.3.3 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of

the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.3.4 A Biodiversity statement has been submitted. The proposal relates to external changes to the existing building and is linked to wider development of the site that has proposed measures of biodiversity enhancement. This proposal includes the provision of bat boxes as enhancement and this is proportionate to the scale of the development.

8.3.5 The proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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 proposal is acceptable and complies with the relevant policies of the NLDP 2011-2026 (adopted January 2015). The development preserves the character and appearance of the Caerleon Conservation Area.
- 10.2 Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents: 3258-PEN-ZZ-ZZ-DR-A-2801-B1-C2-Proposed Roof Plan; 3258-PEN-ZZ-ZZ-DR-A-3100-B1-C7-Proposed Elevations; Biodiversity Construction Method Statement V4 (Received 05/08/2025); One Vision Datasheet; Email from Lindsey Rees (26th August 2025 at 14:48) Confirming External Materials Biodiversity Strategy (26th March 2025); 258-PEN-RP-A-8600-S1-P2 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.

General conditions

Biodiversity Construction Method Statement

02 The approved development shall be undertaken in full accordance with approved document 'Biodiversity Construction Method Statement V4 (Received 05/08/2025)'.

Reason: In the interests of protecting European Protected Species in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

Biodiversity Enhancement

03 Within 3 months of commencement of development, the 6no. bat boxes, as shown on the approved plans, shall be installed. The bat boxes shall be painted or finished in a manner that matches the adjacent brickwork to which they are affixed so far as practicably possible. The bat boxes shall be retained in this state thereafter.

Reason: To ensure the development contributes to biodiversity enhancement and preserves the character and appearance of the Caerleon Conservation Area, in accordance with Policies GP5 and CE7 of the NLDP 2011–2026 (adopted January 2015).

Proposed Roof Tile Material

04 The proposed replacement roof tiles are to be 'Acme Single Camber Heritage Weather' roof tiles, as confirmed via approved document 'Email from Lindsey Rees (26th August 2025 at 14:48) Confirming External Materials' and shall be retained thereafter.

Reason: To ensure the development preserves the character and appearance of the Caerleon Conservation Area, in accordance with Policy CE7 of the NLDP 2011–2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 3258-PEN-ZZ-ZZ-DR-A-1010-B1-C1-Site Location Plan; 3258-PEN-ZZ-ZZ-DR-A-3000-B1-C2-Existing Elevations; 3258-PEN-ZZ-ZZ-DR-A-2800-B1-C2-Existing Roof Plan; Cover Letter.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP5, GP6, CE6 and CE7 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.