

Delegated Decision Report

Application No:	25/1037	Statutory Period Expires:	25th February 2026
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Site:	202 Stow Hill Newport NP20 4HB		
Proposal:	RETROSPECTIVE PLANNING PERMISSION FOR TIMBER BOUNDARY FENCE		
Applicant:	Z Ali		
Type:	Full	Ward:	Stow Hill
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The application site previously consisted of hedging situated above the existing stone boundary wall facing onto Stow Hill wrapping around onto Careau Road as shown below. The two trees on site had permission to be felled under 25/0596. The hedging has since been removed and a boundary fence erected in its place without planning permission. The application site is now subject to an enforcement investigation.

June 2025:



2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a semi-detached property occupying an elevated position on a prominent corner plot on Stow Hill/Caerau Road. The property is located within the Stow Park Conservation Area which is subject to an Article 4 Direction. The immediate area is primarily residential with an overriding Victorian character. The Handpost District Centre to the West. The area is characterised by stone boundary walls and vegetation consisting of mature trees and hedges.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks retrospective planning permission for a timber boundary fence installed around the perimeter of 202 Stow Hill. The property is enclosed by a stone boundary wall, and the new timber fencing has been constructed directly behind it. The ground level within the site sits higher than the adjoining street level. At its tallest point,

the fence measures 2.2 metres when measured from the internal ground level (above the stone wall). When combined with the height of the existing stone boundary wall and measured from street level, the overall height of the boundary treatment is 3.7 metres at its tallest point. The fence has been instated to replace the hedgerow/vegetation that has recently been removed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0596	FELLING OF 2 NO. TREES PROTECTED BY STOW PARK CONSERVATION AREA	NO	11/09/2025
17/1179	RETENTION OF SINGLE STOREY REAR EXTENSION	GC	03/05/2018
90/0730	USE OF PART OF PROPERTY FOR COMPUTER TRAINING PURPOSES	ND	15/08/1990

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 The Historic Environment Act (Wales) 2023

5.4 Technical Advice Notes

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)
Policy CE7 (Conservation Areas)

5.6 SUPPLEMENTARY PLANNING GUIDANCE

- TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES SPG
- STOW PARK CONSERVATION AREA CONSERVATION AREA APPRAISAL-FEBRUARY 2020

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

The Historic Environment (Wales) Act 2023 (HEWA 2023) came into force 4th November 2024 and repeals the previous legislative framework for the protection of the Historic Environment in Wales, including the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of Conservation Areas, Section 160 of the HEWA 2023 imposes the general duty (derived from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990)) that “In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area”.

Planning Policy Wales (Edition 12, 2024) states that:

”6.1.6 The Welsh Government’s specific objectives for the historic environment seek to:

- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.”

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 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."

The property is located within an Article 4(2) direction area, which restricts 'PD' for the:

"Erection, renewal, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure... Insofar as any such development referred to above would front onto a highway or open space."

The new fence also exceeds 1 metre in height against the highway, also meaning that planning permission is required.

According to the Stow Park CAA:

Nos. 202 & 204 Stow Hill are Positive Contributors towards the CA.

3.3.1 The topographical landscape of Newport has been hewn by the flow of the River Usk, resulting in a bedrock geology of sedimentary deposits from millennia of flooding and the movement of water southwards towards the Severn Estuary.

3.3.2 The topography of the Conservation Area slopes down towards the south-east, resulting in a distinctly steep gradient along Stow Park Avenue. The localised topography within the Conservation Area results in a number of gently sloping driveways and buildings positioned on an elevated platform (as can be seen in the historic maps).

3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle. The steep slope of Stow Park Avenue also contributes to views up towards Stow Hill and down towards Belle Vue Park, with the elevated position of the terraced houses on the east side of the road emphasising their presence.

3.7.1 The open spaces within the Conservation Area are typically private gardens with lush mature planting around their edges, especially in Stow Park Crescent and Stow Park Circle. This provides important visual amenity to the streetscapes and contributes substantially to their leafy, green character. The tree cover also creates a distinctive

contrast of light and shade throughout the Conservation Area, often emphasising the upper storeys of buildings as they catch the sunlight.

The mature trees in the Stow Park Conservation Area are an integral part of its character.

4.1.1 The Stow Park Conservation Area is highly significant as a demonstration of Newport's commercial successes in the late 19th and early 20th centuries, and the impact this had on the City's growth. The quality and variety of its architecture, combined with its distinctive greenness results in a highly significant and unusual suburb. Unlike much of the wider suburban development in Newport, Stow Park has a distinctive configuration, especially the looped arrangements in the south-west portion of the Conservation Area.

4.1.2 The different types of architecture throughout the Conservation Area is illustrative of its phased development and result in an aesthetic variety, especially the contrast of the highly visible terraces and more hidden villas. Characteristic features such as prominent gables, ornate detailing and prominent positioning add further to the aesthetic value of the buildings.

Aim and Objective 2 states that:

Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change.

Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.

Aim and Objective 5 states that:

The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.

Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.

202 Stow Hill is identified within the CAA as "Positive Contributor" towards the character and appearance of the CA, being one of a pair of characterful semi-detached Victorian villas which pre-date Stow Park Circle as one of the earliest buildings within the area (built as Carisbrooke Villa by 1881 – see OS Map Newport - Monmouthshire XXXIII.4.2 Surveyed: 1881, Published: 1884). Particular aesthetic interest is derived from their form (with semi-circular bay windows to the front projecting range and large faceted bays terminating their principal longitudinal range), their fabric (polychromatic brick, utilising buff stock with Staffordshire Blue string courses) and their prominence (located upon the wide junction of Caerau Road and Stow Hill and terminates that identified "Important view" south along Caerau Road). By virtue of the area's topography, the properties sit upon an elevated platform, further enhancing the prominence of no.202 within key conservation area views.

The raised platform is retained by a boundary wall is of very characterful construction, formed in snecked rubble stone with 'Staffordshire blue' plinth dressings and coping. These materials are very traditional in character, very typical of boundary walls to the area, and make a very positive contribution towards its character and appearance.

Loss of the hedgerow which topped the existing wall (and loss of the mature trees approved under application 25/0596) have had a very detrimental impact upon both visual amenity and the CAA-identified leafy, green character of the area. The close-boarded timber fence now constructed is comprised of materials uncharacteristic of the traditional and prevalent boundary materials within the area (which comprises of masonry walls softened with lush mature planting behind). By virtue of the raised building platform, the fence is very imposing in height against the footway and serves only to distract from the fine materiality of the existing boundary wall and provide a stark barrier which now intrudes into views of the positively contributing building behind. It therefore impacts very negatively upon visual amenity and significantly diminishes the traditional appearance and sense of historic built form within the street scene. The result is unacceptable harm to the character and appearance of Stow Park Conservation Area, wherein “the open spaces within the Conservation Area are typically private gardens with lush mature planting around their edges, especially in Stow Park Crescent and Stow Park Circle. This provides important visual amenity to the streetscapes and contributes substantially to their leafy, green character. The tree cover also creates a distinctive contrast of light and shade throughout the Conservation Area, often emphasising the upper storeys of buildings as they catch the sunlight.”

The application should be refused.

6.2 Local Highways Authority:

From a highway perspective the fence sits above an existing wall and does not impact highway safety or movement. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 07/01/2026, Site Notice was put up on 16/01/2026.

7.1 16 neighbours were consulted. The following comments have been summarised.

- 202 Stow Hill is a *Positive Contributor* in the Stow Park Conservation Area, where traditional masonry walls and planting define local character. The fencing is ugly and dominant.
- Removal of ~40m of mature hedge (without consent) and installation of a tall close-boarded timber fence has caused clear harm and is visually out of keeping with the area.
- No similar fencing exists in such a prominent location in the Conservation Area, making it an intrusive, non-characteristic feature.
- National and local policy require preservation/enhancement of Conservation Areas; the fence conflicts with this by being visually dominant and materially inappropriate.
- Privacy/security arguments do not outweigh statutory duties, and existing boundary treatments historically provided adequate screening.
- Proposed mitigation (green paint and artificial ivy) is cosmetic, unsuitable in a historic context, and does not address the fundamental harm. This will likely deteriorate over time.

- Works were carried out without permission, alongside a history of previous non-compliance, undermining confidence in future adherence to conditions.
- Applicant's stated justifications are not supported by evidence and are not material planning considerations.
- The development causes unacceptable harm and the retrospective application should therefore be refused.
- Applicant claims safety justification, but Building Regulations Part K only require 1100 mm minimum height for edge protection on elevated structures.
- The fence exceeds this greatly, with a height of 1900–2200 mm above the existing wall, far beyond what is necessary to prevent falls.
- From pavement level, the total height is 3400–3700 mm, which is unnecessarily high for preventing intruders.
- A compliant 1100 mm fence would create a total height of around 2600 mm, which is sufficient for safety and deterrence.
- Loss of trees and hedging results in negative biodiversity loss.
- The fence is significantly over the 1m permissible limit.
- The fence is a safety concern in high winds as it could fall into the road, and it could also attract graffiti and fly-posting.
- The underlying stone wall shows signs of displacement and instability, adding the fence heightens the risk of damage.

8. **ASSESSMENT**

8.1 **Principle of Development**

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged subject to material planning considerations.

8.2 **Visual Amenity/ Character and Appearance**

- 8.2.1 The application site is located within the Stow Hill Conservation Area subject to an Article 4 direction, therefore, development must preserve or enhance the setting of the Conservation Area in accordance with The Historic Environment Act (Wales) 2023 and Policy CE7 of the Newport Local Development Plan 2011-2026. The Article 4 Direction removes permitted development rights to erect, renew, alter or demolish of the whole or any part of any gate, fence, wall or other means of enclosure. Therefore, any fence erected within this location would require planning permission and there is no fallback in this instance. Due to its scale and position, the timber boarded fence is highly visible when viewed from Stow Hill and Caerau Road and has a significant impact upon the character and appearance of the area. Whilst a close board fence can be a typical feature in residential areas and rear gardens, the prominent and elevated position of the fence along the front and side boundary of the property adjacent to the road results in significant

detrimental visual impact that detracts from the pleasant character and appearance of the area.

- 8.2.2 Within the vicinity of the site, the streetscene is typically characterised having traditional stone boundary walls and hedging making a positive contribution to the area as noted within the adopted Conservation Area Appraisal for the area. At the application site, the hedging has been taken away to accommodate this new fencing. The timber fencing has a bland, sterile and incongruous appearance that is detrimental to the visual appearance of the property and is out of keeping with the verdant streetscene.
- 8.2.3 The Heritage officer has provided comment on the application and states, 202 Stow Hill is identified within the Conservation Area Appraisal as a “*Positive Contributor*” towards the character and appearance of the CA, being one of a pair of characterful semi-detached Victorian villas. By virtue of the area’s topography, the properties sit upon an elevated platform, further enhancing the prominence of no.202 within key conservation area views. The Heritage Officer notes that removing the hedge previously topping the stone boundary wall has harmed the visual amenity of the area and the Conservation Area’s identified leafy, green character. The close-boarded timber fence now installed uses materials that are out of keeping with the traditional boundary treatments in the locality. Due to the raised ground level behind the wall, the fence appears particularly tall and imposing from the footway, drawing attention away from the quality of the original stone wall and creating a stark barrier that disrupts views of the positively contributing building behind.
- 8.2.4 Overall, the development has a significantly negative impact on visual amenity and erodes the traditional character and historic form of the street scene, resulting in unacceptable harm to the Stow Park Conservation Area. Therefore, the timber fencing would not preserve or enhance the Conservation Area and would have a detrimental impact contrary to Policy CE7 and The Historic Environment Act (Wales) 2023.
- 8.2.5 Furthermore, parallels can be drawn with appeal reference CAS-03803-Q3C9P5 at Cae Perllan Road, where an application was submitted for a close-boarded timber fence adjacent to the highway on a prominent corner plot, positioned in front of an existing hedge. The application was refused on the basis that it would harm the “visual amenity of the street scene, by reason of the design, height, location and extent of fencing. The development will be dominant and incongruous to the detriment of the appearance of the area and verdant character of Cae Perllan Road.” The applicant appealed the decision, and the Inspector concluded that “due to its height, together with its extent and siting, the proposed fence would be an imposing hard and rigid feature that would unacceptably diminish the openness of the streetscene, having a harmful impact on the character and appearance of the area.” This appeal demonstrates that incongruous features within the streetscene are considered unacceptable. In this current case, the concerns are further reinforced by the fact that the current proposal is at an elevated height and is located within a Conservation Area, which amplifies the harmful impacts of the development.
- 8.2.4 The applicant has provided justification for the removal of the hedging and the installation of the fencing, citing the need to protect children and elderly residents within the household. The applicant also reports security concerns, including litter being thrown onto the property and incidents of anti-social behaviour, which they believe the fence would help to reduce. While the proposed fence may offer some benefit in preventing littering, it is considered that a structure of this scale and appearance cannot reasonably be justified as a means of addressing anti-social behaviour. Furthermore, the safety-related

justification does not outweigh the harm caused by the visual impact of the fence. The previously existing hedging provided an appropriate boundary treatment and privacy in a manner that was visually sympathetic to both the property and the wider area. In contrast, the proposed fence results in significant and unacceptable harm due to its scale and appearance.

8.3 **Residential Amenity**

- 8.3.4 The applicant has also stated the fence has been implemented to reduce noise from traffic and limit light from headlights. No evidence of road traffic noise in the form of a noise assessment has been provided to support this, notwithstanding, it is understood that the property is a corner property bordered by two roads, (Caerau Road and Stow Hill) which does expose the property to some road noise. Whilst the fence may reduce noise levels, the property is situated within the Conservation Area and design is paramount to preserving or enhancing the character and appearance of the area. Additionally, there are alternative methods which could be implemented to have a lesser or more appropriate visual impact on the streetscene. Whilst it is accepted that there would be some noise experienced by occupiers of the dwelling within the garden area, this would not warrant the proposed development or overcome the previously identified harm to the amenity and character of the area.

8.4 **Movement**

- 8.4.1 The highways officer was consulted on the application and from a highway perspective the fence sits above an existing wall and does not impact highway safety or movement. There are therefore no highway related objections in compliance with Policy GP4.

8.5 **Landscaping/Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement 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. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Whilst two trees have previously been granted to be felled under 25/0596 on the boundary treatment facing onto Caerau Road, it is noted that the hedging has subsequently been removed also to accommodate the fencing. No information has been provided in line with the application in the form of a green infrastructure statement in accordance with the stepwise approach for the loss of this GI. Therefore, the application is contrary to PPW12.
- 8.5.2 Moreover, 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. No ecological

enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

- 8.5.3 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application. In accordance with section 6.4.12 of PPW 12 *“Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission”*. Accordingly the lacking of this detail will form part of the reason for refusal.

8.6 Other matters

- 8.6.1 The applicant has also submitted information on mitigation including painting the fence green and installing artificial green hedging to the fence. A neighbour has raised concerns over this stating that this does not eradicate the harm of the fence. Painting the fence green is still an uncharacteristic addition within the streetscene and does not eliminate previous concerns raised. If the applicant were to install artificial hedging to the fence, the artificial appearance and scale of this would not appear sympathetic to the Conservation Area, deteriorating over time. This amendment would still result in a dominating and uncharacteristic addition into the streetscene and is unacceptable.
- 8.6.2 Moreover, neighbouring properties have provided comments on the application and states that the development is discordant with the area and harmful to the Conservation Area. The neighbour goes onto state that the fence is overbearing and overscaled for safety reasons, as the fence could be constructed at a lower height and still prevent intruders given the scale and provide safety to residents. It is noted that the fence is overscaled and has been addressed above. The overall justification submitted by the applicant is not sufficient to justify a fence of this scale. This has been addressed above. Additionally, a neighbour raises concerns that the fence is over the 1m permitted development limit. It is noted that permitted development rights are removed in this location for fences. Additionally, the application is seeking full planning permission not a lawful development certificate.
- 8.6.3 Comments were also submitted that the justification for privacy and safety does not justify the harm. This has also been addressed above.
- 8.6.4 Concerns were also raised on the loss of hedging and biodiversity loss. This has been addressed.
- 8.6.5 Comments were also raised that the fence is a safety concerns in high winds as it could fall into the road, and it could also attract graffiti and fly-posting. These are speculative claims and there is no evidence to suggest that this would happen as a result of the fence. It was also raised that the underlying stone wall shows signs of displacement and instability, adding the fence heightens the risk of damage. Any structural issues with the wall would need to be investigated by building control.

- 8.6.6 Finally, comments were submitted to state that no evidence has been submitted to demonstrate that the hedge could not reasonably have been retained or reinstated. It is noted that the hedge has now been removed. No information has been forthcoming in terms of the loss of GI. The development as proposed is unacceptable, and therefore, refused.

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, as existing is unacceptable and result in a bland, sterile and incongruous appearance that is detrimental to the visual appearance of the property and would be out of keeping with the verdant streetscene. The justification from the applicant does not outweigh the clear visual harm caused by the development. The fencing does not preserve or enhance the Stow Park Conservation Area and the proposed mitigation in terms of painting the fence green and artificial hedging is not appropriate in this location and would not limit the harm caused. Therefore, the application is refused.

11. DECISION

REFUSED

01 The development has a significant adverse impact on interests of acknowledged importance, namely visual amenity of the streetscene and Stow Park Conservation Area, by reason of the design, height, location and extent of fencing. The development is dominant and incongruous to the detriment of the appearance of the area and verdant character of Stow Hill and Caerau Road. The development does not preserve or enhance the Conservation Area and causes demonstrable harm to the setting contrary to the Stow Park Conservation Area Appraisal. The proposal is contrary to Policy GP6 and CE7 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015), The Historic Environment Act (Wales) 2023, and Technical Advice Note 24: The Historic Environment.

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely insufficient information has been submitted for a green infrastructure statement and biodiversity enhancements. The application as submitted holds insufficient information to demonstrate PPW 12's Stepwise Approach and an overall net benefit for biodiversity to the detriment of ecological networks and features of importance for biodiversity contrary to Policy GP5 Newport Local Development Plan (2011-2026), Planning Policy Wales 12, Policy 9 of Future Wales , and Technical advice note (TAN) 5: nature conservation and planning.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised Site Location Plan; Pre Existing elevations; Block Plan; Site Location Plan; Before fence 2.; Before fence 1; Proposed Works.; Reasons for Fence

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, 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.