

Notice of Decision



W Laws
The Grove
Bowdens Lane
Penhow
Newport
NP26 3AA

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0010**

Application Type: **Full**

Proposal: **DEMOLITION OF AN EXISTING SEMI-DETACHED DWELLING AND CONSTRUCTION OF A REPLACEMENT TWO-STOREY DETACHED DWELLING, TOGETHER WITH ASSOCIATED WORKS AND USE OF DETACHED HOLIDAY ACCOMMODATION OUTBUILDING AS PRIMARY RESIDENCE FOR DURATION OF CONSTRUCTION PERIOD**

Site/Location: **The Grove , Bowdens Lane, Penhow, Newport, NP26 3AA**

Decision Date: **20th August 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 7th January 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:

Proposed site plan GRO_001 Revision 03,
Landscape Plan GRO_001 Revision 02,
Proposed elevations GRO_017 Revision 01,
Proposed plan GRO_017 Revision 01,
Landscape Plan GRO_001 Revision 01
Arboricultural Impact Assessment,
260402-TG-TPP-Rev G-NB Tree Protection Plan.
GRO_015 Party wall finishes
Preliminary bat roost assessment & Nesting bird survey report 2021-035.
GIS Issue 01 December 2025
ASHP details
Foul Drainage details.
Construction Management Plan Issue 02 and Construction Logistics Plan GRO_001 Revision 01.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

2.A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel, to formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work. At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council.

Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.

3.No development, to include demolition, shall commence until Tree Protection measures Plan (in accordance with BS 5837:2012) have been implemented as shown in the Tree Protection Plan 25/1223_TG_ TPP-Rev F-NB (as amended) submitted by Project Jack Pine

Arboricultural Consultancy. The development shall be carried out in accordance with the approved Tree Protection Plan and Arboricultural Impact Assessment. All construction works will be carried out in the area to the south of the main access and not extend to the garden area to the north without written permission of Local Planning Authority.

Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.

4.The occupancy of the tourism lodge as a primary residence shall only enure for the benefit of the applicant and for the duration of the demolition of the existing residence and construction of the replacement dwelling. Thereafter the tourism lodge shall cease to be occupied as a primary residence and shall only be used and occupied in accordance with planning permission 26/0359 or such other consent that varies or modifies that permission. At no time shall the replacement dwelling and the tourism lodge be occupied as primary residences concurrently.

Reason: The long term/permanent change of use of a curtilage building to a self contained dwelling on the site would be unjustified and not acceptable in the open countryside, contrary to Policy SP5, SP1, H10 and H4 of the Newport Local Development Plan.

Pre –occupation conditions

5. No part of the development shall be brought into use until the works to the access have been undertaken in accordance with the approved details. The approved visibility splays shall be kept clear of any obstruction and shall be retained for the lifetime of development.

Reason: To ensure adequate visibility at the junction or site access is made and maintained in the interests of road safety in accordance with Policy GP4 of the NLDP.

6.Prior to first occupation of the replacement dwelling hereby approved, the part of the access extending from the nearside edge of the highway boundary of Bowden's Lane for a minimum distance of 5 metres into the site shall be appropriately paved, in accordance with the approved details. The approved works shall be retained for lifetime of development.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety in accordance with Policy GP4 of the NLDP.

7.Prior to the first occupation of the replacement dwelling hereby approved, the landscaping scheme shall be completed in accordance with the approved details. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation of the proposal, in accordance with policy GP5.

8.Prior to the first beneficial use of the replacement dwelling as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, E, F shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of neighbouring properties and the openness of the countryside.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 4, no development within Class A shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the openness of the countryside.

11. The external materials of the development as hereby approved shall be in accordance with the approved details .

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP5 and GP6 of the NLDP.

12. No first floor windows other than those shown in the approved plans shall be installed in the southern side elevation of the dwelling as hereby approved.

Reason: In the interests of neighbouring privacy and amenity in accordance with Policy GP2 of the NLDP.

13. Within six months of the demolition works relating to the party wall having commenced, the party wall shall be finished in accordance with drawing number GRO_015 Party wall finishes and retained thereafter.

Reason: To ensure the development is completed in a satisfactory way in accordance with Policies GP2 and GP6 of the NLDP.

14. The foul drainage serving the site shall be permanently retained and maintained in accordance with the approved details.
Reason: To ensure there is adequate foul drainage in accordance with Policy W3 of the NLDP.

15. The development as hereby approved shall be carried out fully in accordance with the approved Construction Management Plan Issue 02 and Construction Logistics Plan GRO_001 Revision 01.

Reason: In the interests of highway safety and neighbouring amenity in accordance with Policies GP2 and GP4 of the NLDP.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos:

Proposed site plan GRO_001 Revision 02,
Landscape Plan GRO_001 Revision 02,
Existing Access plan GRO_001 Revision 01,
Existing floor plans GRO_015 Revision 01,
Existing elevations GRO_015 Revision 01,
Existing Site plan GRO_001 Revision 01,
GRO_015 Party wall finishes
Tree shade plan 251215-TG-SP-Rev A-NB,
Tree protection plan 251223-TG-TPP-Rev F-NB,
Tree constraints plan 251215-TG-TCP-Rev D-NB,
Landscape Plan GRO_001 Revision 01
Arboricultural Impact Assessment,
Site location plan TQRQM21109103812877,
Arboricultural impact assessment,
Preliminary bat roost assessment & Nesting bird survey report 2021-035.
Design Statement,
GIS Issue 01 December 2025.
CMP Issue 01 January 2025
Email from agent 8/7/26.

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, GP2, GP4, GP5, GP6, GP7, T4 and H12 were relevant to the determination of this application.

3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).