

Delegated Decision Report

Application No:	25/0780	Statutory Period Expires:	16th November 2025
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Site:	Glyn Dwr 6 Station Road Caerleon Newport NP18 1NH		
Proposal:	REPLACEMENT OF WHITE UPVC DOOR WITH A NEW COMPOSITE DOOR (RETROSPECTIVE)		
Applicant:	K Turner		
Type:	Full	Ward:	Caerleon
Decision:	REFUSED		

1. BACKGROUND

- 1.1 An Article 4 Direction applies to the Caerleon Conservation Area. It removes certain permitted development rights from dwellings within the area, inclusive of Glyn Dwr (6 Station Road). Amongst other things, the Direction notes that the following would now require planning consent from the Planning Authority:

“Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses... insofar as any such development would front onto a highway or open space”

2. SITE LOCATION AND CONTEXT

- 2.1 Glyn Dwr (6 Station Road) is a two-storey end of terrace dwelling located in the Caerleon ward. The property is within the Caerleon conservation area and is sited prominently upon the roundabout intersection with High Street (B4236), Station Road, Usk Road and Mill Street, where their stepped, principal elevations terminate the long north-easterly view along High Street.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Retrospective planning permission is sought for the installation of a replacement composite door in the principal elevation at ground floor level. The door is very modern in character, featuring a long stainless-steel handle and vertical slot window finished in a bright orange colourway (RAL2005). The door has replaced a white UPVC door with an oval-shaped window.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/1155	REPLACEMENT OF DAMAGED ROOF WITH LIKE FOR LIKE MATERIALS AND RETAINING ORIGINAL FEATURES	GRANTED WITH CONDITIONS	25.02.2021

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)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- CE6 (Archaeologically Sensitive Area)
- CE7 (Conservation Area)
- GP2 (General Amenity)
- GP6 (Quality of Design)

5.4 THE CAERLEON CONSERVATION AREA APPRAISAL

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

1. Legislation, Policy, and Guidance

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.”

Newport City Council’s Local Development Plan 2011-2026 was formally adopted as policy in January 2015, setting out objectives, as well as strategic and topic-specific policies to guide the development of the City. Policy SP9 concerns the conservation of the natural, historic and built environment:

“The conservation, enhancement and management of recognised sites within the natural,

historic and built environment will be sought in all proposals.”

Policy CE7 relates to Conservation Areas, stating 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.*

There is an Article 4(2) direction imposed upon the CA, wherein the Permitted development rights for *“Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses... insofar as any such development would front onto a highway or open space”* have been rescinded.

Caerleon Conservation Area Appraisal (February 2020) states that:

3.4.1 The narrow streets within central Caerleon notably restrict longer views across the Conservation Area, which are generally confined to short-range streetscapes funnelled by buildings lining the streets and terminating where another street runs perpendicular. This, together with glimpsed views between and around buildings, invites movement through the streets and around their many corners and junctions. These are numerous and are especially important where the streets are lined with buildings identified as positive contributors and listed buildings.

This includes the long ‘Moving View’ identified within the Plan on Page 16 of the CAA, where one rounds the corner of High Street towards the long and straight section of road which passes the wedge-shaped remains of Goldfield Common.

Within the same document, the architectural character of the Conservation Area is defined as:

3.6.1 There is no single prominent architectural style in the Conservation Area; however, a general ‘polite’ approach is common. This is typical of the Georgian style from the 18th century and illustrates the influx of money into Caerleon at this time. The buildings are simply ornamented, proportionally balanced and generally of a modest domestic scale. Given the long history of built development in the centre of Caerleon, it is likely that older buildings survive behind typically 18th- and 19th-century exteriors. The external characteristics of polite architecture include:

- Rhythmic windows, often with the upper storey windows set high up under the eaves;*
- Light-coloured render;*
- Two storeys;*
- Terraced layout;*
- Pitched slate roofs with brick chimneystacks; and*
- Occasionally additional classically-inspired ornamentation (e.g. window surrounds).*

3.6.3 Other, less common, architectural features include bargeboards, as well as

classically-inspired door and window surrounds. Non-domestic buildings such as pubs and shops typically have a traditional character.

Nos. 6 & 7 Station Road are identified as '*Positive Contributors*' towards the character and appearance of the CA. They are prominently located upon the roundabout intersection with High Street (B4236), Station Road, Usk Road and Mill Street, where their stepped, principal elevations terminate the long north-easterly view along High Street. Though original sliding sash windows have been lost (prior to imposition of the Article 4(2) Direction in 2020), the buildings are of late-Victorian character, featuring fretted and decorative timber bargeboards, canted two-storey bay windows with segmental masonry heads throughout. Porches tucked into their stepped fronts are prominently located and remain unrendered, with pitched slate roofs.

Whilst No.6 previously had a uPVC window installed (prior to the Article4(2) Direction); it was at least of a traditional, half-glazed form. The replacement door now in situ is very modern in character, featuring a long stainless-steel handle and vertical slot window. It is considered that its installation has resulted in harm to the character and appearance of the building and the conservation area, contrary to Policies SP9 and CE7 of the LDP, and the aims of Planning Policy Wales and the Historic Environment Wales Act (2023).

- 6.2 CAERLEON CIVIC SOCIETY
No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 21.10.2025.

- 7.1 NEIGHBOURS: 3no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

Properties along this stretch of Station Road display front doors of traditional design, typically constructed from timber. Although the former white UPVC door was not in keeping in terms of materials, it is considered that it was at least of traditional form and colour.

- 8.2 The Caerleon Conservation Area Appraisal lists the property as being a 'positive contributor' towards the character and appearance of the conservation area. No.6 is prominently located upon the roundabout intersection with High Street (B4236), Station Road, Usk Road and Mill Street, where the stepped, principal elevations of no.6 & no.7 terminate the long north-easterly view along High Street. Though original sliding sash windows have been lost (prior to imposition of the Article 4(2) Direction in 2020), the buildings still retain a traditional character and appearance. The door in this case is overtly and incongruously modern in colour and design and jars with the prevailing character and appearance of the property and the street. Its very prominent location amplifies its negative effect and it significantly detracts from the conservation area character and appearance.

- 8.2 The replacement door is very modern in character, featuring a long stainless-steel handle and vertical slot window in a bright and incongruous colourway. It is development contrary to Policies SP9 and CE7 of the LDP, and the aims of Planning Policy Wales and the Historic Environment Wales Act (2023).

8.3 Residential Amenity:

The development would not impact residential amenity, given that the works are limited to a replacement front door.

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 installation of an orange composite door of modern design at no.6 Station Road has resulted in significant harm to the character and appearance of the building and the Caerleon conservation area, contrary to Policies SP9 and CE7 of the LDP, and the aims of Planning Policy Wales and the Historic Environment Wales Act (2023).

11. **DECISION**

REFUSED

01 By reason of its prominent location, set upon the roundabout intersection with High Street (B4236), Station Road, Usk Road and Mill Street and its modern obtrusive design with an incongruous colourway, the composite front door has resulted in significant harm to the character and appearance of the building and the Caerleon conservation area. This is contrary to Policies SP9 and CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), and the aims of Planning Policy Wales and the Historic Environment Wales Act (2023).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Door Measurement - 6 Station Road, Revised Site Location Plan.

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