

Notice of Decision



D Hill
Keystone Structural Engineering
Keystone House
201 Risca Road
Newport
NP20 3PQ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0684**
Application Type: **Full**
Proposal: **PROPOSED OUTBUILDING AND RAISED DECKING IN REAR GARDEN (PART RETROSPECTIVE)**
Site/Location: **132 Western Avenue, Newport, NP20 3QX**
Decision Date: **12th March 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 29th September 2025. 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: 25-2378-DWG-02 - Proposed Plans, Elevations, Details & Section , 25-2378-DWG-01 - Site Location Plan
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 132 Western Avenue
Reason: To ensure the building does not become an independent unit of residential accommodation, in accordance with policies SP13 and GP2 of the Newport Local Development Plan.
3. Within 3 months of the date of this decision, the biodiversity enhancement scheme as set out in plan no 25-2378-DWG-02 - Proposed Plans, Elevations, Details & Section shall be implemented and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

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 the following plans and documents: Supporting letter 6 December 2024 FINAL, jw1025-111 - Proposed Garage Rev A, Green Infrastructure Statement, jw1025-160 - Location and Block Plan Rev A
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP5 and GP6 were relevant to the determination of this application.
3. The Council's Supplementary Planning Guidance - House Extensions and Domestic Outbuildings (January 2020) and Parking Standards (August 2015) was relevant to the determination of this application.
4. 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.
5. Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000