

Notice of Decision



R Purkiss
7 Glanmoor
Gilwern
NP7 0DT

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0650**
Application Type: **Full**
Proposal: **CONSTRUCTION OF A SINGLE DWELLING WITH OFF ROAD PARKING SPACE**
Site/Location: **Land Between 75 And 79 , Aberthaw Road, Newport, NP19 9QQ**
Decision Date: **24th September 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 20th August 2026. The application has been:-

Refused

Reason(s) for refusal:

01 By reason of poor design the proposals would be out of keeping and unsympathetic to the appearance of the area and would result in a detrimental impact to the visual amenity of the street scene and would be contrary to the design objectives in PPW Edition 12, Policies GP2 and GP6 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Supplementary Planning Guidance for New Dwellings and Parking (Adopted August 2015).

02 By reason of its siting, scale and design, the proposed development would result in an overbearing impact and loss of light to neighbouring occupants (namely 79 Aberthaw Road) due to the proximity of a two storey wall less than 3m away from a primary/sole window serving the neighbour's living room. The proposals would be detrimental to neighbouring amenity contrary to Policies H6 and GP2 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Supplementary Planning Guidance for New Dwellings and Parking (Adopted August 2015).

03 Insufficient information has been submitted to demonstrate that suitable pedestrian visibility splays can be achieved. In the absence of information to demonstrate this the proposals would be detrimental to highway and pedestrian safety. The development is contrary to Policy GP4 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Supplementary Planning Guidance for Parking.

04 The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its on-going requirement for affordable housing. This is contrary to Policy H4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
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: 093-01 Site Location Plan, 093-02 Existing Site Plan, 093-05 Existing Site Sections, 093-03 Proposed Site Plan and Elevations, 093-04 Proposed Floor Plans, Trial Pit Report (received 21/08/2026), Green Infrastructure Statement (received 21/08/2026), Ecological Enhancement (received 21/08/2026), Drainage Statement (received 21/08/2026) and Design and Access Statement (received 21/08/2026).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, GP3, GP4, GP6, H4, H6, T4 and W3 were relevant to the determination of this application.
3. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.
4. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

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).