

Notice of Decision



D Andrews
Cotswold Architectural
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Foundry Road
Cinderford
GL14 2JP

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0534**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS**

Site/Location: **The Old Post Office , 2 Tregarn Road, Langstone, Newport, NP18 2JS**

Decision Date: **14th August 2025**

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 July 2025. The application has been:-

Refused

Reason(s) for refusal:

1. The development and notably the structure erected on the second floor balcony, by reason of its scale, design, and siting, is visually intrusive and incongruous and will result in an unneighbourly impact on the neighbouring property. When viewed from the adjacent Public Right of Way, the development appears unduly dominant and fails to respect the character and appearance of the host property and its setting on the rural-urban fringe and is poor design. This is contrary to Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
2. The proposed site layout results in an adverse impact on matters of acknowledged importance, namely highway safety, owing to the unacceptable and unsafe parking layout and the location of bin store within required visibility splays. This is contrary to Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The proposal results in a significant adverse impact on residential amenity owing to inadequate and unsuitable privacy screens serving the rear balconies with associated impact upon privacy and amenity. This is contrary to Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
4. The refuse store, by reason of its poor design, finish, location and scale results in a significant harmful impact on the visual amenity of the site and the character and appearance of the surrounding streetscape. This is contrary to Policies GP2, GP6 and W3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
5. The cycle store fails to provide secure and functional storage provision for residents, thereby undermining opportunities to encourage active travel to and from the site. This is contrary to Policy SP1 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

6. The development has a significant adverse effect on interests of acknowledged importance, namely landscaping and green infrastructure and biodiversity net gain. No information submitted mitigates this objection. This is contrary to Policy SP1 and GP5 of the Newport 2011-2026 (adopted January 2015) and Chapter 6 of Planning Policy Wales Edition 12.

NOTE TO APPLICANT

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: Document Titled: Variations of Conditions; Drawing No. GA04 - GA Elevations Rev 0; Drawing No. GA04 - Site Plan Rev 0; Document Titled: Condition 7 - Parking Site Layout; Drawing No. GA03 Second Floor Plan Rev 0; Document Titled: Scheme of Ecological Enhancement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP10, SP13, GP2, GP4, GP5, GP6, GP7, H6, W3 were relevant to the determination of this application.
3. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, 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
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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).