

# Delegated Decision Report

|                        |                |                                  |                       |
|------------------------|----------------|----------------------------------|-----------------------|
| <b>Application No:</b> | <b>25/0336</b> | <b>Statutory Period Expires:</b> | <b>27th June 2025</b> |
|------------------------|----------------|----------------------------------|-----------------------|

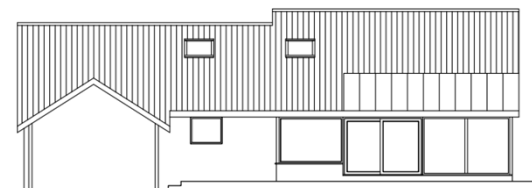
|                   |                                                                                                                                                                                                                              |              |                                     |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------|
| <b>Site:</b>      | <b><i>Rectory Coach House Michaelstone Road Michaelston-Y-Fedw Cardiff CF3 6XS</i></b>                                                                                                                                       |              |                                     |
| <b>Proposal:</b>  | <b><i>REMOVAL OF EXISTING DOUBLE HEIGHT CONSERVATORY WALLS, ROOF AND CHIMNEY AND REPLACEMENT WITH LOW PITCHED ZINC ROOF AND REVISED FENESTRATION. ADDITION OF INSULATED RENDER TO SOUTH WEST ELEVATION UNDER CARPORT</i></b> |              |                                     |
| <b>Applicant:</b> | <b><i>Winter</i></b>                                                                                                                                                                                                         |              |                                     |
| <b>Type:</b>      | <b>Full</b>                                                                                                                                                                                                                  | <b>Ward:</b> | <b>Tredegar Park And Marshfield</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>                                                                                                                                                                                               |              |                                     |

## 1. BACKGROUND

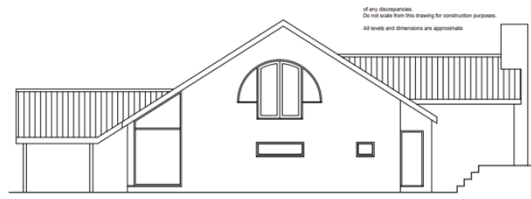
- 1.1 24/0021: DEMOLITION OF LIVING ROOM AND REBUILDING AT HIGHER FLOOR LEVEL WITH RAISED RIDGE LEVEL, DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF TWO STOREY EXTENSION OVER EXISTING FOOTPRINT AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW FENESTRATION AND PROVISION OF A BALCONY was refused for the following reason:

*01 The proposed extension, by reason of its design, scale and height would result in a bulky and incongruous addition which would be out of keeping with the modest scale of the property which would harm the character and appearance of the property, the surrounding rural area and the setting of a Grade II Listed Building. The proposal is therefore not in accordance with Policies SP5, SP9 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The proposal is also contrary the objectives of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

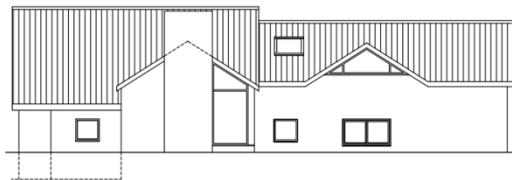
## Existing:



Existing South West Elevation  
scale 1:100



Existing South East Elevation  
scale 1:100



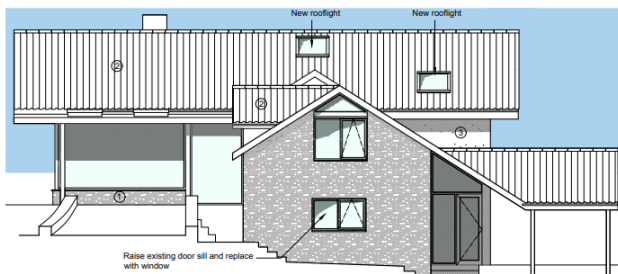
Existing North East Elevation  
scale 1:100



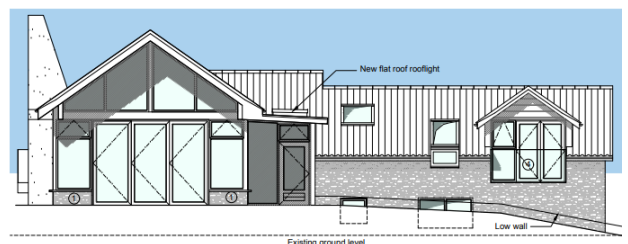
Existing North West Elevation  
scale 1:100

arb Architects  
Registration Board

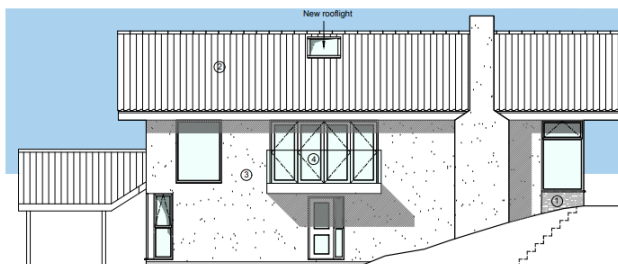
## Proposed 24/0021:



Proposed North West Elevation  
scale 1:100



Proposed North East Elevation  
scale 1:100



Proposed South East Elevation  
scale 1:100



Proposed South West Elevation  
scale 1:100

arb Architects  
Registration Board

## 2. SITE LOCATION AND CONTEXT

### 2.1

The application site contains a two-storey, detached property located along Michaelstone Road, Michaelstone-Y-Fedw. The site is located outside the defined settlement boundaries and therefore, for the purposes of planning is within the Countryside. A designated public right of way runs to the North of the Site. The wider area is characterised with open fields and detached dwellings. There is a grade II listed building 'The Old Rectory' 17321 within close proximity to the South West of the application site.

### 3. DESCRIPTION OF DEVELOPMENT

- 3.1 On the North East elevation, the north gable to the living area and the chimney will be demolished and glazed with an apex roof window. This will afford views and direct access to the garden. The alteration here does not increase the existing height, width or depth.

On the Northwest elevation, it is proposed to remove the patio doors at ground floor and replaced with a window.

On the Southeast elevation, it is proposed to remove the first-floor double doors with Juliet balcony and be replaced with a large floor to ceiling window. There is also the removal of the single high-level letter box window on the ground floor with a single floor to ceiling window.

On the Southwest elevation, there is a new roof light proposed on the car port roof and a new window on the ground floor elevation situated under the car port. There are also new PPC aluminium doors proposed at ground level located to the right-hand side of the dwelling. The existing two storey glazed conservatory is removed, and reduced to single storey with a roof overhang in zinc.

### 4. RELEVANT SITE HISTORY

| App Number | Proposal                                                                                                                                                                                                                                                                                            | Decision | Decision Date |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|
| 24/0021    | DEMOLITION OF LIVING ROOM AND REBUILDING AT HIGHER FLOOR LEVEL WITH RAISED RIDGE LEVEL, DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF TWO STOREY EXTENSION OVER EXISTING FOOTPRINT AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW FENESTRATION AND PROVISION OF A BALCONY | REFUSED  | 27/06/2024    |

### 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 Technical Advice Notes

Technical advice note (TAN) 12: design

Technical advice note (TAN) 24: the historic environment

Technical advice note (TAN) 5: nature conservation and planning

5.4 The Historic Environment Act (2023)

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP5 (Countryside)

SP9 (Conservation of the Natural, Historic and Built Environment)

GP2 (General Amenity)

GP4 (Highways and Accessibility)

GP5 (Natural Environment)

GP6 (Quality of Design)

H13 (Extensions to Dwellings in the Countryside)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The House Extension and Domestic Outbuildings Supplementary Planning Guidance (Adopted August 2015)

**6. CONSULTATION RESPONSES**

6.1 Principal Heritage Officer: No comments received.

Comments under 24/0021:

*Thank you for consulting me on this application. The site is located to the north-east of a grade II listed Old Rectory in the rural village of Michaelston-y-Fedw. The existing property has a minor impact on the setting of the listed building and is considered to fit in well with the vernacular of the area. It is mainly single storey stone elevations with clay tile pitched roofing, with some contemporary fenestration.*

*The application proposes extensions and alterations to the existing stone building, which would result two storey elements, a series of differing roof forms, contemporary glazing and rendered facades. Collectively, the alterations being proposed would undoubtedly have a negative impact on the setting of the adjacent listed building and wider area. I do not believe the sensitivity of the site has been appropriately considered, particularly in relation to the south west and north west elevations, those which would be visible from the listed building and public setting. The new roof forms and increased height of the building would have a significant impact on visuals around the site, making the building more prominent and conspicuous. It would result in non-traditional and non-vernacular elements forming part of the LB's setting, notably the two storey glazed gable end and fully rendered elevations, which would not be appropriate. Significant planting would be required to screen this from the listed building, but this may also alter the historic setting of the site. The design of the proposed side elevations seem quite incongruous; various*

*different roof forms, finishes, fenestration types etc. The two storey pitched roof completely dominates the side elevations and appears bulky and solid. Breaking up this element would be an improvement. Nevertheless, I would consider the proposals to remove the modest, traditional character of the building, which was originally built to compliment the adjacent properties and rural area.*

*Therefore, I cannot support the application as I would consider there to be an overall negative impact on the setting of the listed building in accordance with SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.*

6.2 Ecology Officer:

I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey on this occasion.

We can never totally rule out the presence of roosting bats, so we should attach our Bat Advisory Note to any consent granted.

6.3 Landscape Officer:

There appear to be several trees in proximity to the proposed extension. A tree protection plan to BS5837 should be submitted for approval and I would therefore defer this to our Tree Officers for further comment.

6.4 Highways: No comments received.

**7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 08/05/2025, Site Notice was put up on 16/05/2025.

7.1 3no. neighbours were consulted. No comments were received.

7.2 Michaelstone Community Council: Michaelston-y-Fedw Community Council has no objection to this application.

**8. ASSESSMENT**

**8.1 Principle of Development**

The application site is located within the open countryside where development is strictly controlled. In this instance as the dwellinghouse is existing there is no in principle objection to development subject to additional considerations.

**8.2 Extensions in the countryside**

8.2.1 Policy H13 allows a 30% increase in volume to properties in the countryside. Policy H13 explains that this policy is designed to prevent urbanisation of the countryside through progressive increases in the size of dwellings that could alter the character of the area.

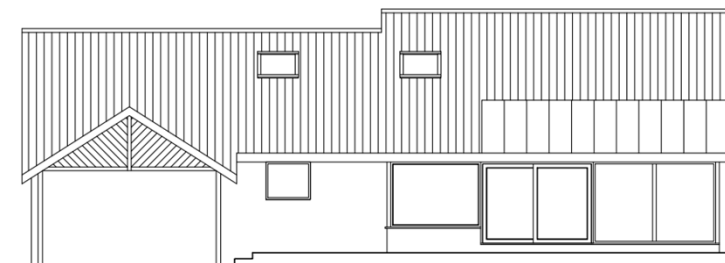
Rectory Coach House is outside of a settlement (as defined by the LDP constraints map) and as such is considered to occupy a countryside location. When assessing the development, it is considered the alterations do not increase the volume of the property. Therefore, the changes would accord with policy H13.

### 8.3 Visual Amenity/ Character and Appearance

8.3.1 When assessing the changes, a considerable amount of the proposed change are fenestration details as outlined within section 3. On the North East elevation, the north gable to the living area and the chimney will be demolished and glazed with an apex roof window. The height, width nor depth of the existing gable feature changes and the red clay roof would remain. Therefore, the changes here would not cause demonstrable harm to the dwelling or landscape setting given the minimal scale of change.

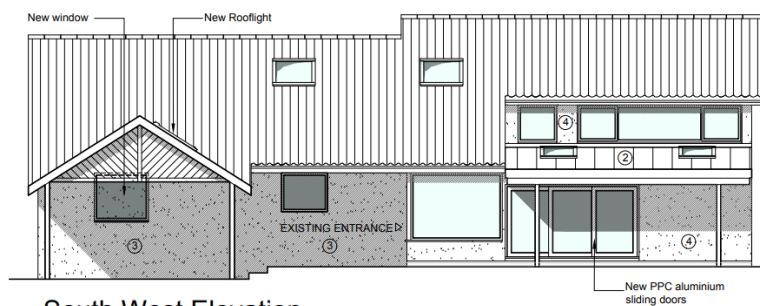
8.3.2 When assessing the change on the South West elevation, the existing two storey glazed conservatory with a cat slide roof and windows are removed, and reduced to single storey with a zinc roof overhang as shown below. Whilst the change to a zinc roof would not match that of the existing clay roof, this element appears subordinate as it is single storey in height, and would be sympathetic to the existing roof form. The change here does not appear as an incongruous, unsympathetic addition to the existing dwelling given the minimal scale of change. The other fenestration changes discussed within section 3 are deemed acceptable given the minor scale.

Existing:



Existing South West Elevation

Proposed:



South West Elevation



*Images of the existing conservatory on the Southwest elevation.*

- 8.3.3 Part of the property is visible from a nearby public right-of-way at certain times of the year which runs along the western boundary of the curtilage. The red clay roof tiles of the northeast and southeast elevations are visible above the mature hedging (see below). The proposed changes to the dwelling are of a subordinate scale to that of the existing dwellinghouse and would not appear significantly more prominent in the setting given the dwelling does not increase in size. Under Policy SP5 (Countryside) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), development in the countryside will only be permitted where it is appropriate in scale and design and is respectful to the landscape character of the countryside. It is considered the changes are in accordance with this policy.



*Photo taken from PROW*

#### 8.4 **Heritage**

8.4.1 There is a grade II listed building 'The Old Rectory' 17321 within close proximity to the South West of the host site and as such special regard must be given to the desirability of preserving or enhancing the character or appearance of the area under Section 96 of the Historic Environment Act (2023). The listed building's setting is predominantly rural, with a large section of garden to the northeast of the property.

8.4.2 Whilst the Principal Heritage Officer has not provided comment on this application, it is noted the officer under the previous application 24/0021, stated, *The application proposes extensions and alterations to the existing stone building, which would result two storey elements, a series of differing roof forms, contemporary glazing and rendered facades. Collectively, the alterations being proposed would undoubtedly have a negative impact on the setting of the adjacent listed building and wider area...The new roof forms and increased height of the building would have a significant impact on visuals around the site, making the building more prominent and conspicuous. It would result in non-traditional and non-vernacular elements forming part of the LB's setting, notably the two storey glazed gable end and fully rendered elevations, which would not be appropriate.* When assessing the development within this resubmission, The scale of changes proposed to the dwelling would not create a prominent or conspicuous addition which would demonstrably harm the setting of the listed building. The scale of the dwelling would not be increased, nor would the changes involve new roof forms creating a damaging impact to the listed building. Whilst there is still glazing proposed on the North East elevation, this would appear minimal and not dominating given that this element remains single storey. The dwelling would also retain areas of stonework and render. Therefore, it can be considered, that a lot of the issues raised under 24/0021 have now been overcome and would preserve the setting of the listed building. When considering the preserve or enhance test as contained within the Historic Environment (Wales) Act, it is considered that the proposed development would have a neutral impact with no conflict or harm identified. However, it is considered that the external finish of the building should be completed within two years following the commencement of development, to safeguard the character and setting of the Listed Building.

#### 8.5 **Residential Amenity**

The alterations to the dwelling would not adversely impact on neighbouring properties given the separation distance. no new overlooking opportunities or loss of light have been created, in line with Policy GP2.

#### 8.6 **Biodiversity**

8.6.1 The ecology officer has provided comment on the application and states that, the nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so a bat survey is not needed on this occasion.

8.6.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently

not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be reasonably conditioned.

- 8.6.3 PPW12 in paragraph 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given the scale of development, a GI statement is not required in this instance.

8.7 **Landscaping/ Trees**

The landscape officer has provided comment on the application. The officer states there appears to be several trees in proximity to the proposed extension. A tree protection plan to BS5837 should be submitted for approval and I would therefore defer this to our Tree Officers for further comment. However, on assessment, the development does not entail a proposed extension, and therefore, this is not relevant in this instance.

8.8 **Other comments**

Michaelston-y-Fedw Community Council has no objection to this application.

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 It is considered that this resubmission is of a much smaller scale than that previously submitted. The scale of fenestration changes would appear appropriate within the countryside, and would not cause demonstrable harm to the setting of the listed building. There is a lack of a biodiversity enhancement scheme, however, this can be reasonably conditioned. Therefore, the scheme is granted with conditions.

11. **DECISION  
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: 0621487-EX01; 0621487-EX02; 0621487-EX03; 0621487-L01; 0621487-L02; 0621487-L03; Design Statement May 2025.

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

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved 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).

03 The external finish of the property shall be completed within two years following the commencement of development in accordance with the approved plans and retained as such for the lifetime of the development.

Reason: To ensure the setting and character of the Listed Building and Countryside is protected in accordance with Policy GP6, and SP5, of the adopted Newport Local Development Plan (2011 - 2026), and The Historic Environment Act (2023).

### *NOTE TO APPLICANT*

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 SP5, SP9, H13 were relevant to the determination of this application.

02 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.

03 Bats often roost in houses and other buildings, and work on these buildings 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 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

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228