

Notice of Decision



J. Griffiths
Griffiths Design Limited
31 Castle Oak
Usk
NP15 1SG

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0101**
Application Type: **Full**
Proposal: **PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING**
Site/Location: **Felthorpe, College Road, Caerleon, Newport, South Wales, NP18 3SP**
Decision Date: **13th August 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 17th February 2026. 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. Plans: The development shall be implemented in accordance with the following plans and documents other than as amended by conditional discharge:
218 200 revF Landscape Plan Felthorpe House, PP04 - Garage Elevations and Floor Plans, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, Green Infrastructure Statement, Ecological Appraisal - JAN 26, Bat Activity Survey 2025 Report, Heritage Impact Statement, Tree Survey, Categorisation & Constraints Report,
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre-commencement Conditions

2. Tree Protection: No development shall take place until a detailed Arboricultural Method Statement (AMS) including a Tree Protection Plan consistent with BS 5837:2012 and including supervision and inspection schedules, has been submitted to

and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved AMS and Tree Protection Plan. The approved Tree Protection measures shall be retained in situ for the duration of construction works and no plant, materials, waste, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, vehicles trafficked, fires lit or fluids disposed of within the protected areas, nor any other activity injurious to the protected trees and hedges be carried out.

Reason: To ensure construction works do not harm retained trees, woodland or hedgerows in accordance with Policy GP5 of the LDP.

3. Net-Benefit for Biodiversity: Prior to the commencement of development, a biodiversity enhancement scheme, following the principles outlined in the Green Infrastructure Statement (Received 13/02/2026) 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 details prior to the first beneficial use of the development hereby approved and shall be 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).

Pre-construction Conditions

4. Details of the Garage: Prior to the construction of the garage, details of that garage, to include all proposed external materials, door details, eaves details, rainwater goods details and ridge tile details with drawings to a minimum scale of 1:50 @ A1, with larger scale drawings as necessary to sufficiently describe the proposal shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the garage shall be constructed in strict accordance with the approved details and retained in that form for its lifetime.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

5. Details of Driveway Materials: Details of finishing materials to the proposed driveway (to include samples of resin-bound driveway, kerbstone finishes and stone paving to highway threshold) shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the driveway shall be completed strictly as approved and retained in that form for its lifetime.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

6. Fence Details: Prior to its construction, details of the design, finishing treatment and siting of the metal fence identified in Drawing 218 200 F - Landscape Plan shall be submitted to the Local Planning Authority. Following the written agreement of the LPA the metal fence shall be installed as approved prior to the first use of the extensions and other works hereby approved and the fence shall be retained as agreed for the lifetime of the development. No other boundary treatment shall be installed along the southwestern frontage of the site forward of the front elevation of the house without the prior written approval of the LPA.

Reason: To ensure that a high-quality boundary treatment is secured in a prominent location that is appropriate to the character and appearance of the site and the wider area in the interests of good design, visual amenity and built heritage. Policies SP9, GP2 & GP6.

Pre-occupation Conditions

7. Hedging: Prior to the first beneficial use of the development hereby approved the existing close board fence along College Road shall be removed and the laurel hedge identified in Drawing 218 200 F - Landscape Plan shall be planted and maintained for a period of 5 years from the date of planting with any plants that die or fail to thrive in that establishment period being replaced by similar stock.

Reason: to enhance green infrastructure on the site, to provide secure boundaries and to enhance the character and appearance of the site in the interests of privacy, security, visual amenity, good design and built heritage. Policies SP9, GP2, GP5 & GP6.

Compliance Conditions

8. Chimney Retention: For the avoidance of doubt, the existing chimney stack and associated chimney pots shall be retained.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

NOTES TO APPLICANT

1. 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.
2. 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

3. 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.
4. 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.
5. 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.
6. This decision relates to: 218 200 revF Landscape Plan Felthorpe House, PP04 - Garage Elevations and Floor Plans, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, Green Infrastructure Statement, Ecological Appraisal - JAN 26, Bat Activity Survey 2025 Report, Heritage Impact Statement, Tree Survey, Categorisation & Constraints Report,
7. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE7 and SP9 were relevant to the determination of this application.
8. 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.
9. No works that affect the special character of the building should be commenced until the necessary Listed Building Consent has been obtained from the Local Planning Authority.
10. 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.
 - a. 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.
 - b. 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.
 - c. 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.
 - d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000
 - e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228
11. Trees may support nesting birds at certain times of the year. The applicant is advised to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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NP20 4UR

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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).