

Delegated Decision Report

Application No:	25/0345	Statutory Period Expires:	11th August 2025
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Site:	<i>Ivy Cottage Isca Road Caerleon Newport NP18 1QG</i>		
Proposal:	<i>REPLACEMENT OF WOODEN WINDOWS, FASCIA /SOFFIT BOARDS AND FRENCH DOORS ON SIDE AND REAR ELEVATIONS OF PROPERTY WITH SIMILAR WHITE UPVC WITH INTERNAL/EXTERNAL ASTRACAL BARS (FOR WINDOWS AND DOORS) AND REPLACE EXISTING BLACK PLASTIC GUTTERING AND DOWN PIPES WITH LIKE FOR LIKE</i>		
Applicant:	<i>R Frampton</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is one of three in a row of terraced properties along Isca Road, within the Caerleon Conservation area.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the replacement windows and patio doors in the side and rear elevation of the property with white upvc windows. The proposal relates to 1no window and a set of patio doors at ground floor and 3no first floor windows and a set of patio doors in the rear elevation. In the side elevation, it is proposed to replace 3no ground floor windows and 1no first floor window. Permission is also sought to replace fascia and soffit boards with black upvc and to replace gutters and downpipes like for like black plastic.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
01/1078	ERECTION OF REAR EXTENSION (AMENDMENT TO PLANNING PERMISSION 00/0617)	REFUSED	16/11/2001
02/0045	ERECTION OF REAR EXTENSION (RESUBMISSION)	GRANTED WITH CONDITIONS	15/03/2002
23/0715	REPLACEMENT OF FIVE WINDOWS (FOUR FRONT AND ONE REAR) AND MAIN ENTRANCE DOOR	GRANTED WITH CONDITIONS	12/10/2023

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

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP6 (QUALITY OF DESIGN)
- CE7 (CONSERVATION AREAS)

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

1. The application proposes alteration to fascia and soffits, and windows and doors to the side (north-west) and rear (north-west) elevations of the property.

The side elevation of this property would be considered prominent within Caerleon Conservation Area, due to its location upon the end of the terrace. Therefore, replacement of both timber casement windows and timber bargeboards details with uPVC in this location would not be considered to 'preserve or enhance...character or appearance'.

However, it should be borne in mind that the Article 4(2) Direction within Caerleon CA relates only to development which is considered to 'front onto a highway or an open space'. As the proposed works of alteration are to the side (north-west) and rear (north-west) of the property only, they would not be considered to front onto either (where "open space" means any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground, as per the T&CPA 1990). Therefore, I would suggest that we do not have any control over the proposed works to replace windows, doors, fascia, soffit boards or rainwater goods to said elevations, and they would appear to benefit from 'permitted development.'

Upon the basis of the above, the works are considered acceptable from a heritage perspective.

2. The application also proposes '*replacing existing weathered black plastic guttering and down pipes with like for like.*'

The south-west elevation of the building fronts onto the highway. I am currently unclear whether uPVC rainwater goods are proposed for replacement to this principal elevation. However, provided they are replaced upon a 'like-for-like Basis' (as suggested by the applicant), then there would be no material alteration - and therefore no resultant impact upon the character and appearance of Caerleon Conservation Area.

3. I see that Cadw have raised no concerns from a Scheduled Monument perspective.

6.2 CADW: Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them except for MM014 Caerleon Castle Mound and MM244 Caerleon Civil

Settlement: Site of Roman Building SE of Castle Street. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than MM014 and MM244.

The proposed development is located some 345m southeast of scheduled monument MM014 Caerleon Castle Mound and some 140m south of scheduled monument MM244 Caerleon Civil Settlement: Site of Roman Building SE of Castle Street.

The proposed development will be in the significant view from MM014 Caerleon Castle Mound and visible from MM244 Caerleon Civil Settlement: Site of Roman Building SE of Castle Street. However, it will be screened by existing vegetation and represents a visually like for like replacement. As such any slight visual change in the view from the monuments there may be will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the settings of scheduled monuments MM014 and MM244.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 19/06/25 Site Notice was put up on 27/06/25.

7.1 NEIGHBOURS: The following comments were received

Stow House

- The subject property is directly opposite my house. Therefore I am most likely to be one of the people most affected by the application. I strongly support the application. Much of the work is on a like for like basis. The proposed work will enhance and improve the appearance of the property. I cannot see any possible reason for opposing the application and strongly support the application.

8. ASSESSMENT

8.1 As the property is located within the Conservation Area, policy CE7 is of relevance. The policy states 'development within or adjacent to conservation areas will be required to; be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate; avoid the removal of existing historic features, including traditional shopfronts and joinery; use materials which are traditional, or appropriate to their context; complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area; pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area; and avoid adverse impact on any significant views, within, towards and outwards from the conservation area.'

8.2 The Council's Heritage Officer has advised that due to the prominent location of the property at the end of terrace, the replacement of both timber casement windows and timber bargeboards details with upvc in this location would not be considered to preserve or enhance the character or appearance of the conservation area. Notwithstanding this, he points out that as the side or rear elevation does not front onto a highway or open space, it would not be subject to the Article 4 area restrictions. Planning permission was granted at the property in 2023 for the replacement of 3no ground floor windows in the front elevation and 1no ground floor window in the rear elevation from timber to upvc. At that time the LPA considered as follows;

The property forms part of a terrace of three similar terraced dwellings. The Conservation Officer has advised that whilst they would not usually support the change from timber to upvc, the applicant is attempting to establish a more uniform façade which is a positive to the overall appearance of the cottage and terrace. The neighbouring cottages, Rose Cottage and Glandwr, both have upvc windows which were installed prior to the Article 4 direction that removed permitted development rights for new doors and windows. This means a precedent has been set for this terrace only. On this basis the proposals are considered acceptable in accordance with Policies CE7 and GP6.

The proposed replacement windows as part of the current application are white upvc windows with proportions akin to those approved in the front elevation. Whilst a change from timber to upvc isn't typically encouraged, the replacement windows would provide a

more uniform façade in line with the front elevation of the application property as well as the neighbouring terraces both of which have upvc windows. It is therefore considered that on balance, the replacement windows are acceptable and will preserve the character and appearance of the Caerleon Conservation Area.

- 8.3 As above, the replacement fascia, gutters and downpipes would also not be caught by the Article 4 area restrictions and the Heritage Officer offers no objection to their replacement. The Heritage Officer does comment regarding the replacement of gutters and downpipes in the front elevation however as these are like for like, there are no objections raised.

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 The replacement windows, doors, fascia, guttering and downpipes are considered acceptable and accord with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Window and Door Replacement Received 16/06/2025, Proposed Window and Door Replacement Received 13/05/2025 and Window Details Received 23/05/2025.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed Window and Door Replacement Received 16/06/2025, Proposed Window and Door Replacement Received 13/05/2025 and Window Details Received 23/05/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP6 and CE7 were relevant to the determination of this application.

03 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.