

Notice of Decision



J Williams
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Factory House
Factory Road
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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0196**

Application Type: **Full**

Proposal: **REAR TWO STOREY EXTENSION TO EXISTING DEMENTIA CARE HOME PROVIDING 6 WHEELCHAIR ACCESSIBLE BEDROOMS WITH EN SUITES; ADDITIONAL TWO STOREY BAY WINDOW AND EXTENDED PITCHED ROOF TO CREATE LARGER OPEN PLAN LIVING / DINING ROOMS DIRECTLY OVERLOOKING NEWLY LANDSCAPED COURTYARD; AND RECONFIGURATION OF INTERNAL LAYOUT**

Site/Location: **146-152 Tregwilym Lodge Nursing And Residential Home , Tregwilym Road, Rogerstone, Newport, NP10 9YJ**

Decision Date: **21st May 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 12th March 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

01 The development shall be implemented in accordance with the following plans and documents: 2332b dp110 - Proposed Site Plan; 2332b dp300 - Proposed Ground Floor Plan; 2332b dp301 - Proposed First Floor Plan; 2332b dp310 - Proposed Elevations; 2332b dp311 - Proposed Elevations 1; JNW/18650/2332B.4 – Green Infrastructure Statement.

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 No development shall commence until details of tree protection measures and Arboricultural supervision have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) A Tree Protection Plan prepared in accordance with BS 5837 (current version), showing the location and specification of all Root Protection Area (RPA) barrier fencing;
- b) Written confirmation from a suitably qualified Arboricultural consultant that the approved tree protection measures have been installed in accordance with the approved plan, prior to the commencement of any works within the site;
- c) Details of Arboricultural supervision to be undertaken during the development, including supervision of any temporary removal or alteration of tree protection fencing, and confirmation that the fencing shall be reinstated immediately thereafter.

The approved tree protection measures and supervision shall be implemented in full and maintained for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect important landscape features adjacent to the site in accordance with Policy SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

03 Prior to the commencement of development, a proposed scheme of soft landscaping and planting for the development (including location, species, height and spacing) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out in its entirety by a date not later than the end of the full planting season following the first beneficial occupation of the development hereby approved. Thereafter the soft landscaping shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.

For the purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity and biodiversity/ecological enhancement having regard to Chapter 6 of Planning Policy Wales Edition 12 and Policy SP1, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The extension hereby approved shall be constructed of external materials and surfaces to match the existing building.

Reason: In the interests of good design and visual amenity in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

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.

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

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.

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.

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: 2332b dp100 - Site Location Plan; 2332b dp210 - Existing Elevations; 2332b dp202 - Existing Roof Plan; 2332b dp200 - Existing Ground Floor Plan; 2332b dp201 - Existing First Floor Plan; Preliminary Roost Assessment (JBA Consulting).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5, GP6, GP7, T4, W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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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).