

Delegated Decision Report

Application No:	25/0694	Statutory Period Expires:	7th November 2025
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Site:	<i>Cedar House Goldcroft Common Caerleon Newport South Wales</i>		
Proposal:	<i>DEMOLITION OF EXISTING FIRST FLOOR CONSERVATORY AND ERECTION OF TWO STOREY REAR EXTENSION AND REPLACEMENT WINDOWS TO INCLUDE FRONT ORIEL WINDOW</i>		
Applicant:	<i>J Parsons</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a three-storey semi-detached dwelling located along Goldcroft Common within the Caerleon Conservation Area. It occupies a prominent position along the Common with the front and one side elevation clearly visible from public vantage points. It forms part of the Article 4 Direction Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 A number of alterations are proposed to the front elevation including at ground floor the existing door-set being brought forward, enclosing the existing porch. The existing first floor timber oriel window is proposed to be replaced with black, double-glazed aluminium that would be partially obscure glazed and a new slate roof. At second floor, the existing windows are proposed to be replaced in black, double-glazed aluminium with the intervening vertical timber cladding to be coloured to match.

3.2 To the rear, permission is also sought for the demolition of the existing first floor conservatory that cantilevers over a ground floor void and the erection of a two-storey flat roof extension over the ground and first floors. The extension would measure a height of 5.4m, a width of 5m, depth of 3m at ground floor and 2m at first floor. The rear elevation of the extension would contain full height glazing at both ground floor and first floor. An external staircase is proposed from the first floor to the garden. Permission is also sought to replace rear windows with aluminium black windows. A sedum planted roof is proposed at first floor beyond the floorspace of the first floor element. This does not appear to function or be proposed as a sit out area or balcony but could. The extension is set in from the shared boundaries but not significantly. The proposed first floor element has less projection from the rear elevation than the conservatory to be demolished.

4. RELEVANT SITE HISTORY

None.

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 General Amenity
- GP4 Highways and Accessibility
- GP6 Quality of Design
- SP9 Conservation of the Natural, Historic and Built Environment
- CE6 Archaeology
- CE7 Conservation Areas

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House extensions and domestic outbuildings

6. CONSULTATION RESPONSES

6.1 Heritage: Upon the basis of the supplied drawings, I have no issue with the principle of these alterations. However, considering that the supplied details are generally low, the following condition should be attached to any consent:

Details of all windows and doors proposed to the front elevation of the building, to a minimum scale of 1:10 (including elevations, vertical and horizontal sections), shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Pending satisfactory discharge of the above condition it is considered that the character and appearance of Caerleon Conservation Area will be preserved.

6.2 Local Highways Authority: No objection. The proposals do not impact parking provision or requirements. There are therefore no highway related objections.

6.3 Heneb: The proposal will require archaeological mitigation.

6.4 Cadw: No objection. The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from. Consequently, the proposed development will have no impact on the settings of these scheduled monuments MM233 Caerleon Legionary Fortress: Goldcroft Common. The proposed development is located some 7m to the west of scheduled monument MM233 Caerleon Legionary Fortress: Goldcroft Common. The setting for the monument is the contextual layout and activity of the legionary fortress, no longer readily discernible in the surroundings. Some of the proposed alterations, but not the proposed extension, will be visible from the schedule area. However, this very slight visual change will not have any effect on the way that the monument is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM233.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 03/09/25 and a Site Notice was put up on 12/09/25.

7.1 NEIGHBOURS:

Croft Cottage

My objections stand as follows:

1. My cottage is very old, having been built about 1880 and I worry about the impact this will have on its stability.

2. I've had experience with building work on the other side of my cottage, and I'm not prepared to go through the same again like scaffolding on my roof, and dust and debris scattered everywhere.
3. The submitted drawings do not include my property, therefore it is not clear what the impact would be in loss of privacy and loss of light.
4. I am concerned about access to my property, in regard to heavy vehicles delivering building materials, blocking already overloaded road and parking spaces, which will adversely affect my tenant.
5. I am also concerned about further damage to The Common itself.

14 Broadwalk

I feel that the proposed work is too extensive, and it will result in obstructing direct view and sunshine to our property and mainly our garden office which lies directly next to Cadet house rear garden. Furthermore, it will create a lot of noise pollution and traffic congestion in the surrounding area especially during school run times.

8. ASSESSMENT

8.1 Visual Amenity/Heritage

Cedar House is located to the northern side of Goldcroft Common, within Caerleon Conservation Area. According to Caerleon CAA, the architectural character of Goldcroft Common is described as: *'A variety of building types, but predominantly modest in size, directly street-facing and in a polite style.'* The street and its northern terrace is also key to one of the important identified CA 'moving views': *'3.4.1 The narrow streets within central Caerleon notably restrict longer views across the Conservation Area, which are generally confined to short-range streetscapes funnelled by buildings lining the streets and terminating where another street runs perpendicular. This, together with glimpsed views between and around buildings, invites movement through the streets and around their many corners and junctions. These are numerous and are especially important where the streets are lined with buildings identified as positive contributors and listed buildings, including...along the north-west side of Goldcroft Common.'* The property in question is of modern construction, being an outlier within the street - and is therefore not identified as a 'positive contributor'. Notwithstanding this, any proposed works must be ensured to not impact negatively on the character and appearance of the area, or the setting of those non-designated heritage assets which form the remainder of the positively contributing terraced view. As the works to the rear are not readily visible from public vantage points and aren't prominent, the Council's Heritage Officer offers no objection to the works on the rear elevation. Regarding the works to the front elevation, the Officer offers no objection subject to the addition of a condition requiring detailed drawings of windows and doors. The principle of the changes is clearly acceptable. Overall, it is therefore considered that pending satisfactory discharge of the requested condition, owing to the scale, design and location of the proposed works, it is considered that the character and appearance of the Caerleon Conservation Area will be preserved and visual amenity impact is acceptable.

8.2 Residential Amenity:

The existing rear elevation contains a first-floor conservatory extension that measures a width of 5m, depth of 2m, eaves height of 4.75m and ridge height of 5.4m. This is to be demolished and replaced with a two-storey flat roof extension that would measure a height of 5.4m, a width of 5m, depth of 3m at ground floor and 2m at first floor. The proposed extension would be of the same width and depth at first floor. The proposed extension would have a 5.4m high flat roof, not exceeding the ridge height of the existing extension but seeing a slight increase in part of the roof as it is currently sloped. As such, the proposed first floor would be comparable in scale and design as existing, with the addition of a ground floor extension below.

The adjoining property, no.26 Goldcroft Common, appears to have a single storey rear extension that runs along the brick boundary wall between the two properties. The proposed ground floor extension would be of a comparable height to the neighbouring ground floor extension and does not appear as though it would exceed its depth. It is considered that the ground floor element of the extension would not result in a harmful impact on the amenity of the adjoining occupiers by means of loss of light, perceived space or privacy. There are no additional windows or glazing proposed at either first floor or

second floor. Therefore, owing to the scale and design of the two-storey rear extension, it is considered that it would not result in an impact on the adjoining property different to that of the existing property and would not result in a harmful impact by reason of loss of light, privacy or perceived space.

There is another neighbouring property located to the southwest of the application site, no.25. The front elevation of this property is set back approximately 8m from the rear elevation of the application property. Owing to the distance between the properties, existing high stone boundary wall and mature vegetation it is not considered that the ground floor extension would result in a harmful impact on the neighbouring amenity. The two-storey rear extension, at first floor, would not see an increase in glazing or openings and would only see a slight height increase over and above the existing. It is therefore considered that owing to its scale and siting, it would not result in a harmful impact on the amenity of the occupiers of no.25.

8.3 **Movement:**

The proposals do not impact parking provision or requirements. There are therefore no highway related objections.

8.4 **Biodiversity:**

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Enhancements have been included within the Green Infrastructure Statement by means of a bird box and sedum roof. It is considered that these are sufficient and a condition will be attached requiring their implementation.

8.4 **Archaeology:**

The information in the Historic Environment Record (HER) curated by Heneb shows that the proposed application area is located within Newport's Archaeologically Sensitive Area of Caerleon and within the defences of the Roman Legionary Fortress of *Isca*. The projected plan of the fortress suggests that the proposed application area is situated on the site of the Fortress' North Gate. It is also adjacent to the barrack blocks at the Scheduled Goldcroft Common site (Cadw Ref.: MM233) and we note that Cadw have already been consulted in regards to the above application. Furthermore, the proposed application area is adjacent to Lodge Road which overlies the projected route of the Caerleon to Cardiff Roman road. The proposed development involves the demolition of existing first floor conservatory and erection of two storey rear extension and replacement windows to include front oriel window. Whilst the small scale of the proposal is noted, it is located within an archaeologically sensitive area, and in close proximity to a Scheduled Ancient Monument, and a Roman road. Therefore, it is possible that buried archaeological remains could be encountered during the groundworks. Therefore, it is the recommendation of heneb that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent. This programme of work should take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. An appropriately worded condition will be attached.

8.5 **Other Issues**

Comments were received from the occupier of no.14 Broadwalk to the rear of the application site. The rear elevation of Cedar House is located approximately 20m from the rear boundary it shares with no.14 Broadwalk of which its rear elevation is located approximately 17.5m from the shared boundary. The comments state that the work would be 'too extensive and would result in obstructing direct view and sunshine to our property and mainly our garden office which lies directly next to the rear garden. Furthermore, it will create a lot of noise pollution and traffic congestion in the surrounding area especially

during school run times.’ It is considered that owing to the scale of the works and distance from the shared rear boundary, that the proposed works would not result in a harmful impact on the amenity of the neighbouring property to the rear by reason of loss of light, space or privacy. With regard to noise pollution and impact of the works on traffic congestion in the area, it is not considered that works of this scale and nature would result in demonstrable harmful impact upon noise or traffic congestion.

Comments objecting to the application were also received from the adjoining property with concerns over the stability of their property, dust, the omission of their property on plans and access to their property regarding building materials being delivered for the works. Owing to the scale and nature of the works, it is not anticipated that it would result in excessive noise, dust or heavy vehicles visiting site and whilst disturbance can always be expected, this should be commensurate with the operation, i.e. a householder extension, of limited duration and occur during daytime hours only. It is not considered necessary to attach a construction management plan condition to the consent. Any concerns for shared boundaries are better dealt with via the Party Wall Act which is separate legislation and outside the remit of the Planning Authority. Any concerns of excessive noise or dust can be reported to Environmental Health if necessary, similarly if roads are blocked by work vehicles, this should be reported to Highway Services. It is unclear how the works could impact The Common. The neighbour raises the fact that their dwelling isn’t included on the plans, however this isn’t necessary in this case. A site visit has been carried out by the officer and impact on the neighbouring property is outlined above.

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 By reason of their location, scale and design it is considered that the proposed development is acceptable and it is recommended that planning permission is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Green Infrastructure Statement, Heritage Impact Assessment, Existing Plans Drawing No.KD2025/1 and Proposed Plans Drawing No.KD2025/2.

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 take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

03 Details of all windows and doors proposed to the front elevation of the building, to a minimum scale of 1:10 (including elevations, vertical and horizontal sections), shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and retained as approved for the lifetime of the development.

Reason: In the interest of safeguarding the character and appearance of the Conservation Area in accordance with policy CE7.

04 The ecological enhancements included in the 'Green Infrastructure Statement' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

05 At no time shall the flat roof of the extension hereby approved be used in any form as a balcony, roof terrace or sitting out area.

Reason: To protect the privacy of occupiers of adjoining residential properties, in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Green Infrastructure Statement, Heritage Impact Assessment, Existing Plans Drawing No.KD2025/1 and Proposed Plans Drawing No.KD2025/2.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, SP9, CE6 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.

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.