

10 April 2025

Chris Brady
E: Chris.Brady@allsop.co.uk
DL: +44 (0) 20 7330 1980

Development Management
Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

Allsop LLP
33 Wigmore Street
London W1U 1BZ
Allsop.co.uk

ROBINWOOD, BELMONT HILL, CAERLEON, NEWPORT, NP18 1JX
Planning Application
Planning Portal Reference: PP- 14840589

On behalf of our client, Mr Fouweather, I write to submit online via the Planning Portal (reference: PP-14840589) in respect of the above property. This letter supports an application for full planning permission for extensions to the existing building and construction of separate annex and garage buildings at Robinwood.

The proposed description of development is:

“Construction of a part single part two storey extensions to existing property along with two new ancillary buildings.”

Please find enclosed the following documents which are submitted in support of the planning application:

- Cover Letter and Planning Statement (this document)
- Application Form
- Design Statement

The following drawings have also been submitted to support the application:

- Site Location Plan (Drawing no. 26.2026 - 01);
- Boundary Plans (Drawing no. 26.2026 – 04);
- Existing and Proposed Site Plan (Drawing no. 26.2026 - 02);
- Existing and Approved PD Plans (Drawing no. 26.2026 - 08);
- Existing Driveway and Tracking (Drawing no. 26.2026 – 03);
- Existing Plans and Elevations (Drawing no. 26.2026 - 09);
- Proposed Annex and Garage Details (Drawing no. 25.2026 - 05);
- Proposed Elevational Views (Drawing no. 26.2026- 06); and
- Proposed Plans & Elevations (Drawing no. 26.2026 - 07).

Property Consultants

Allsop LLP
33 Wigmore Street
London W1U 1BZ
T +44 (0)20 7437 6977
F +44 (0)20 7437 8984
DX 44724 Soho Square

www.allsop.co.uk

The application fee of £676, including the Planning Portal admin fee, has been paid in line with Fee Regulations directly by the client.

Site Context

The building on site is not a statutory or locally listed building and is not set within a Conservation Area. The site is adjacent to but outside of a Conservation Area and Archaeologically Sensitive Area.

According to the Newport City Council Proposals Map the site has the following planning designations:

- Celtic Manor Designated Area;
- Countryside.

The site has a very low risk of flooding from rivers, the sea, from surface water and small watercourses.

The Site is not located within an Article 4 Direction area that restricts permitted development rights.

The Site is outside of a National Park, Area of Outstanding Natural Beauty or World Heritage Site.

Planning History

Relevant planning application associated with the site are summarised below:

LPA Reference	Description	Decision/Date
25/0845	Lawful development certificate (proposed) for a part single storey part two storey extension along with two ancillary buildings.	Approved 11 Dec 2025
23/1092	Proposed alterations to existing driveway to include construction of a 1.99m retaining wall following land slip, widening of driveway at entrance and lowering of stone wall adjacent to the highway due to dangerous lean towards road creating increased visibility and safety for ingress and egress (part retrospective).	Approved 15 Feb 2024
23/0551	Proposed alterations to existing driveway to include construction of a 1.99m retaining wall following land slip, widening of driveway at entrance and lowering of stone wall adjacent to the highway due to dangerous	Withdrawn 19 Oct 2023

	lean towards road creating increased visibility and safety for ingress and egress (part retrospective) (resubmission of 22/0709).	
23/0212	Lawful development certificate for the construction of a proposed retaining wall and widening of driveway entrance following removal of boundary leaning into road.	Refused 18 May 2023
22/0968	Lawful development certificate (proposed) for two storey and single storey rear extensions and two storey side extensions.	Refused – due to access restrictions to the site. 13 Jan 2023
22/0709	Proposed alterations to and regrading of existing vehicular access.	Withdrawn 05 Oct 2022

The Proposal

The development proposal comprises of a both single and two storey extensions to the existing host building on the site. In addition to this, two ancillary outbuildings are proposed under this application. Full details are provided in the Design Statement that is submitted to support this application. A summary of each aspect of the proposals is provided below:

Part 1 – Demolition of existing two storey annex building located due north of the existing dwelling on site. Construction of a replacement, partly below ground, two storey annex building. The ground floor is proposed to be used predominately as car parking and sleeping floorspace with the first floor proposed to be the primarily living space.

Part 2 – Relinquish potential to construct previously permitted garage building to the south of the site and construction of a slightly larger replacement garage building in a similar location. Above the proposed parking area storage and workshop space is proposed in a the roof space. Front and rear mansards will provide light into this space.

Part 3 – Amendments to the existing dwelling on site comprising of both single and two storey rear extensions similar to that previously permitted.

Part 4 – Relinquish potential to construct previously permitted outhouse to the east previously proposed as an Pool House.

The Applicant

The Applicant for the development is Mr Fouweather. The principle rationale behind the proposals is so that Mr Fouweathers elderly parents can live near the Fouweather family and be supported with day to day living. Mr Fouweather's parents will live in the proposed annex building which will allow this to take place whilst giving them their own space and degree of independence. Due to the age and detreating health of Mr Fouweather's parents should the proposals not be approved the only alternative will be for them to move into a care home which will place a significant financial strain on the family.

To ensure that the proposed annex remains ancillary to the main use of the plot as a single dwelling house the Applicant agrees to a suitably worded condition to restrict the use of this building.

Accordingly, so to restrict future development of the site in the future and the potential to implement the submitted proposals alongside extensions under permitted development rights the Applicant agrees to the use of a planning condition that restricts the use of permitted development rights should the proposals be implemented.

Assessment

Assessment of the proposals against relevant development plan documents for the site are set out below.

Principle of Development

Whilst the application site is designated as being in the 'countryside' and is located on land outside of the settlement boundaries as is evident from the below image the site is enclosed by existing development to the south and west. As a result, the site should arguably not be designated as being within the open countryside. Instead, the proposals are considered to represent sustainable development of a brownfield site as promoted under Newport Local Development Plan (NLDP) (2011 - 2026) Policy SP1.



Policy SP5 (Countryside) of the NLDP sets out that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. By virtue of there being an existing residential use of the site the existing use of the site is considered to be appropriate.

The proposals comprise of modest extensions to the existing building, a replacement annex building in the same location as an existing annex building and a new detached garage building located close to the existing cluster of buildings and build development on the site. In contrast to the proposals permitted on the site under permitted development rights (application reference: 25/0845) the proposals do not extend significantly further towards the open countryside from the existing buildings on site. In contrast the proposals additional buildings form a cluster congregating towards existing adjacent developments.

Owing to the discrete design proposals, the existing topography of the site and the extent of mature trees that surround the site the proposals are not considered to adversely impact the landscape character. Through the retention to boundary screening and locating the proposals on previously developed land the proposals are also considered to have a limited negative impact to local biodiversity.

With regard to the scale and design of the proposals this is considered to be sensitive in nature and relate to the existing context of the site. Further assessment into this is provided below.

Accordingly, the proposals are considered to accord with NLDP Policy SP5.

Design Quality

NLDP Policy GP6 (General Development Principles – Quality of Design) requires good quality design to be sought for all development types. In considering the development proposals the following fundamental design principles are required to be followed:

- 1) Context of the site – As stated above the proposals are considered to be sensitive to the countryside location and have regard to the scale and massing of the existing built form on site.
- 2) Access, permeability and layout – The proposed layout and permeability through the site closely aligns to that of the existing. The existing access to the site is also retained.
- 3) Preservation and enhancement – The development proposals are considered to closely align with the existing design and characteristics of the existing built form on site. The proposed additional buildings and extensions to the existing building are of a high quality design which enhance the overall quality of the site.
- 4) Scale and form of development – As set out above the proposed development is considered to be of a similar scale and townscape of the existing and previously permitted built form on the site.
- 5) Materials and detailing – High quality materials are proposed that enhance the quality of the existing buildings on site. Where replacement render is proposed to match the existing building this will be of a high quality to ensure that it is durable. In addition to render stone and glazing is proposed to enhance the existing quality of the buildings. A slate roof is proposed on all new buildings to match local character.
- 6) Sustainability – The proposed buildings will meet current building regulations therefore ensuring a high standard of energy and water efficiency.

Accordingly the proposals comply to Policy GP6 and promote a high quality of design.

Residential Quality

As required under NLDP Policy H2 (Housing Standards) residential development should be built to a high standard of environmental and sustainable design taking into account the whole life of the dwelling. The extensions and outbuildings proposed will all be constructed to a high standard and meet current building regulations with regard to meeting environmental and sustainable design.

The amendments proposed to the plot enable the site to be used by the Applicants elderly parents who are in need of day-to-day assistance. Not only will this improve the health and well-being of both the Applicant's family but also for future generations to come as promoted under Policy H2.

In developing the proposals regard has been had to protecting local residential amenity as required under Policy GP2 (General Amenity). The proposed development is clustered in the centre of the site adjacent to the existing dwelling on the plot. As a result the separation distance between the nearest residential dwellings is over 40m. These adjacent dwellings are on the opposite side of Old Hill and are also well screened by existing plants and vegetation. As a result there is considered to be no adverse effect on local amenity, including in terms of noise disturbance, privacy and overbearingness. Owing to the use of the site remaining the same, as there is no increase in new dwellings proposed and as the site can easily accommodate the

amount of and density of development proposed with regard to the amount of amenity space, the proposals are considered to conform to Policy GP2.

Transport and Servicing

Owing to the existing site currently operating as an existing dwelling house there is appropriate existing service infrastructure as required under NLDP Policy GP3.

There is also significant space on the existing site for increased parking provision on site as required under Policy T4 of the NLDP. Owing to the existing highways arrangements and minor proposed increase in vehicle movements as a result of the proposals there is not considered to be a greater impact on the local highway infrastructure, accordingly the proposals comply with Policy GP4 of the NLDP.

Conclusion

The proposal seeks to obtain full planning permission for part single part two storey extensions to existing property along with two new ancillary buildings at Robinwood. The proposals are similar in nature to proposals that have already been permitted on the site. Accordingly it is considered that the proposals should be permitted.

Should you have any queries on the proposal, please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box is used to redact the signature of Chris Brady.

Chris Brady
Partner
Allsop Planning