

Notice of Decision



B Herrington
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CF24 5HL

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0348**
Application Type: **Full**
Proposal: **PROPOSED REPLACEMENT DWELLING**
Site/Location: **Little Hunters Lodge , Chepstow Road, Newport, NP26 3AD**
Decision Date: **16th July 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 14th May 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The development, by reason of its location, scale and design will present as an incongruous and unsympathetic new development that fails to respond positively to the rural character and appearance of the area and gives rise to an unjustified expansion of residential use into adjoining agricultural land. The development is contrary to PPW12, Future Wales - THE NATIONAL PLAN 2040, Policies SP5, GP6 and H12 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and Supplementary Planning Guidance for New Dwellings.
2. The development will be of considerably larger scale and massing compared to the existing building and in very close proximity to the neighbouring dwelling 'Hunters Lodge'. Together with features of its design including the raised terraces and extensive glazing this would materially alter the relationship between the two properties and result in an unneighbourly and overbearing form of development to the detriment of the amenity of the neighbouring occupiers. As such, the application is contrary to Policies GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The development includes pre-emptive clearance and landscape removal works and fails to establish a suitable baseline for ecological compensation and enhancement having regard to the step wise approach. This is contrary to PPW 12, Future Wales - THE NATIONAL PLAN 2040 and Policies, SP1, SP5, GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and Supplementary Planning Guidance for Wildlife and Development, Trees, Hedgerows, Woodlands and Developments.
4. The application has not been supported by sufficient information in respect of foul drainage management for a suitable assessment to be carried out to ensure that no unacceptable adverse impact would arise from the proposed development contrary to section 6.6.21 of Planning Policy Wales 12, Welsh Government Circular 10/99, objective 6 and Policies SP4, GP2 (i), GP5 (iii) AND GP7 of the Newport City Council Local Development Plan.

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.

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: AL(0)10 rev B Proposed Floor Plans, AL(0)11 REV b Proposed Elevations, AL(90) rev C location plan, AL(90)10 Proposed site plan, AL(90)04 Revised existing site plan, AL(00)01 Revised existing plans & elevations), AL(90)03 site context plan, AL(90)02 Context plan, LVA V.1 April 2026, GIS, das April 2026, Tree Survey 27/3/26, Tree Protection plan, Tree Constraints Plan, Bat Survey report.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP4, SP5, SP9, SP21, GP1, GP2, GP4, GP5, GP6, GP7, H12, T4, T5 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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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).