

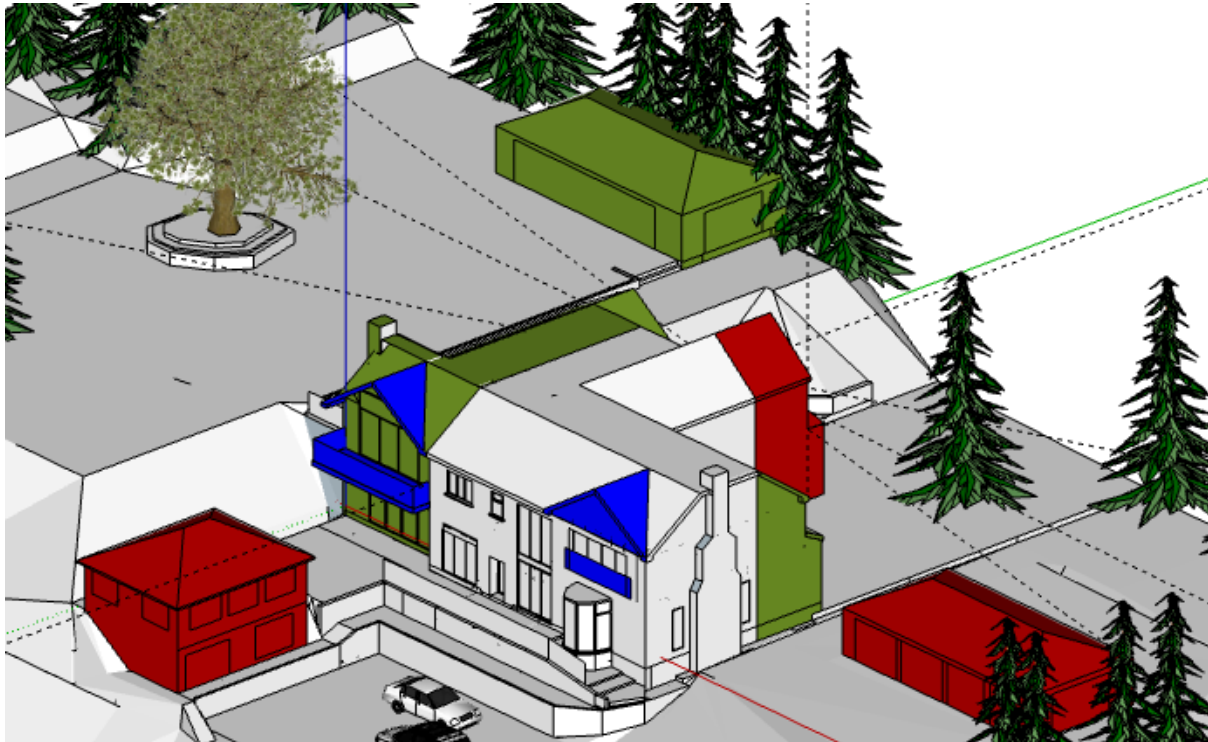
Planning Statement: Robinwood, Belmont Hill, Caerleon NP18 1JJ

Executive Summary

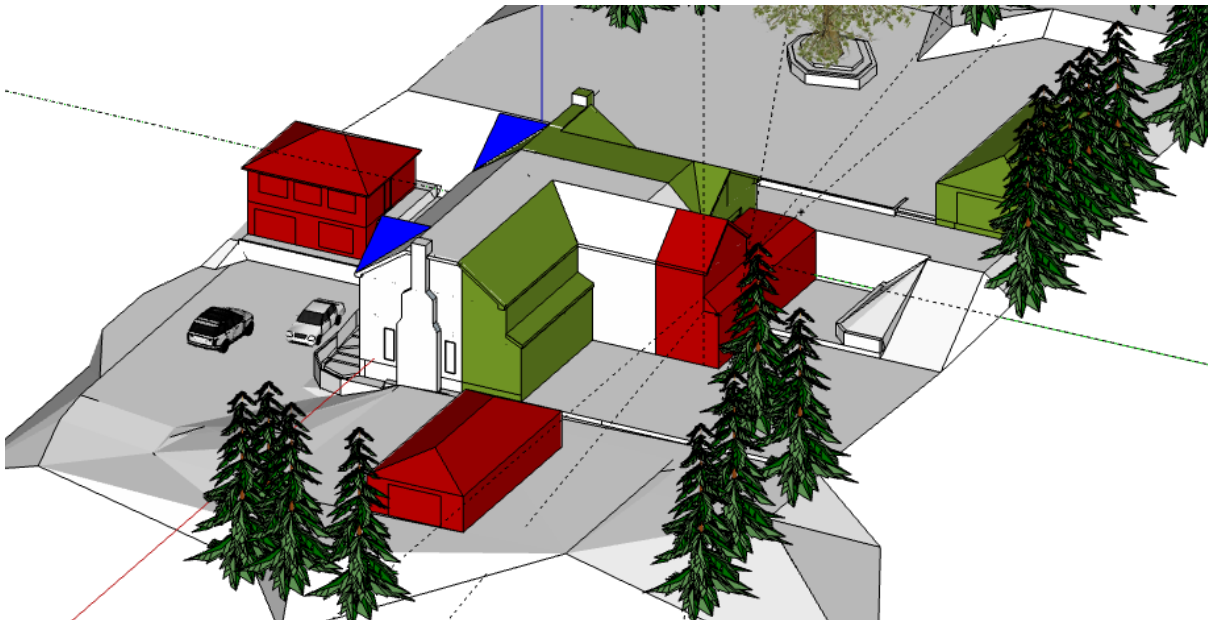
This planning statement explains the revised proposal at Robinwood, Belmont Hill, Caerleon. The scheme relinquishes selected permitted development elements and replaces them with a balanced arrangement comprising a rebuilt garage, an ancillary annexe for family-care purposes, retained permitted development elements, and limited enhancements to the principal dwelling. The revised layout responds to consultee comments while retaining the fallback position and reducing visual, landscape, arboricultural and public-right-of-way impacts.

Plans and Drawing References

Approved Permitted Development Scheme



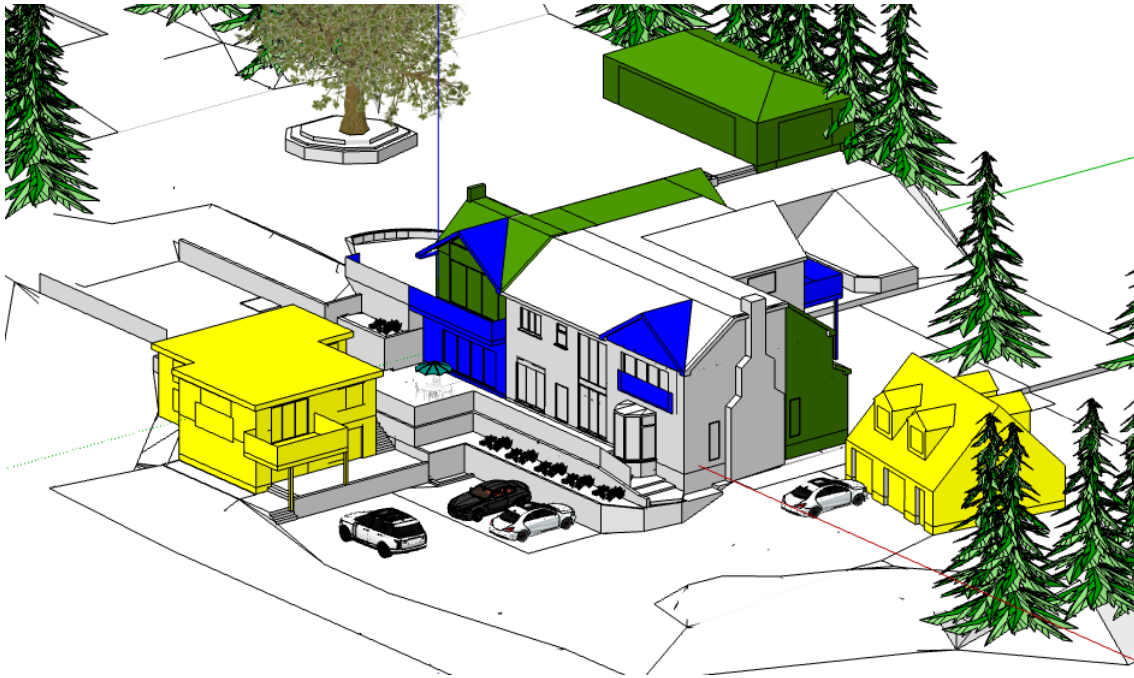
VIEW FROM WEST



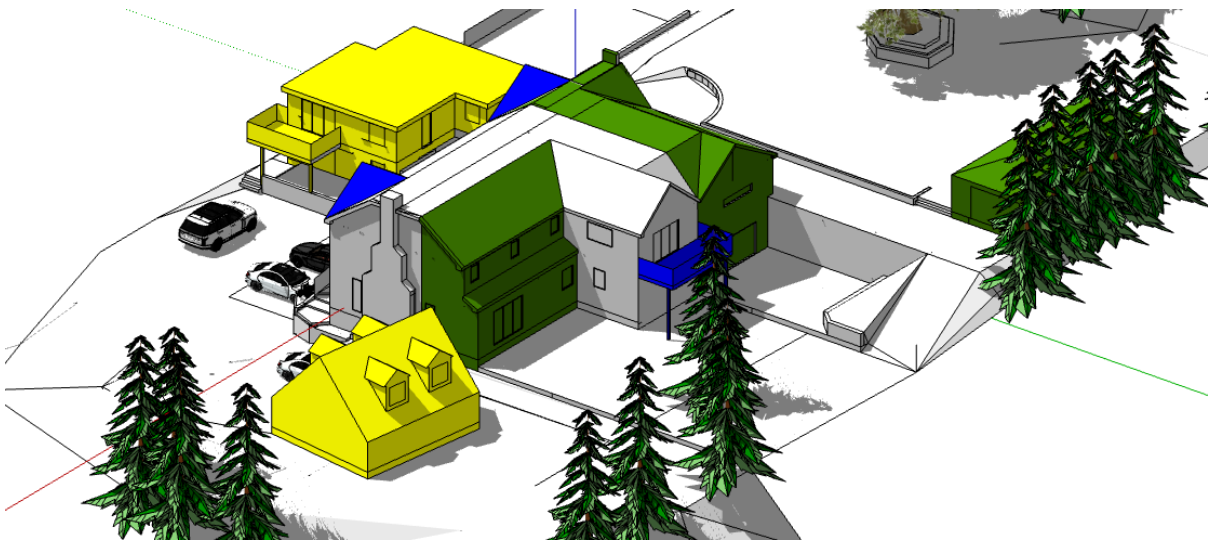
VIEW FROM SOUTH

RED - PD ELEMENTS AND EXISTING TO BE RELINQUISHED
GREEN - APPROVED PD TO BE RETAINED
BLUE - ADDITIONAL ITEMS ADDED TO PD FOR APPROVAL

Initial Proposed Scheme Before Consultee Responses



VIEW FROM WEST **REV B**



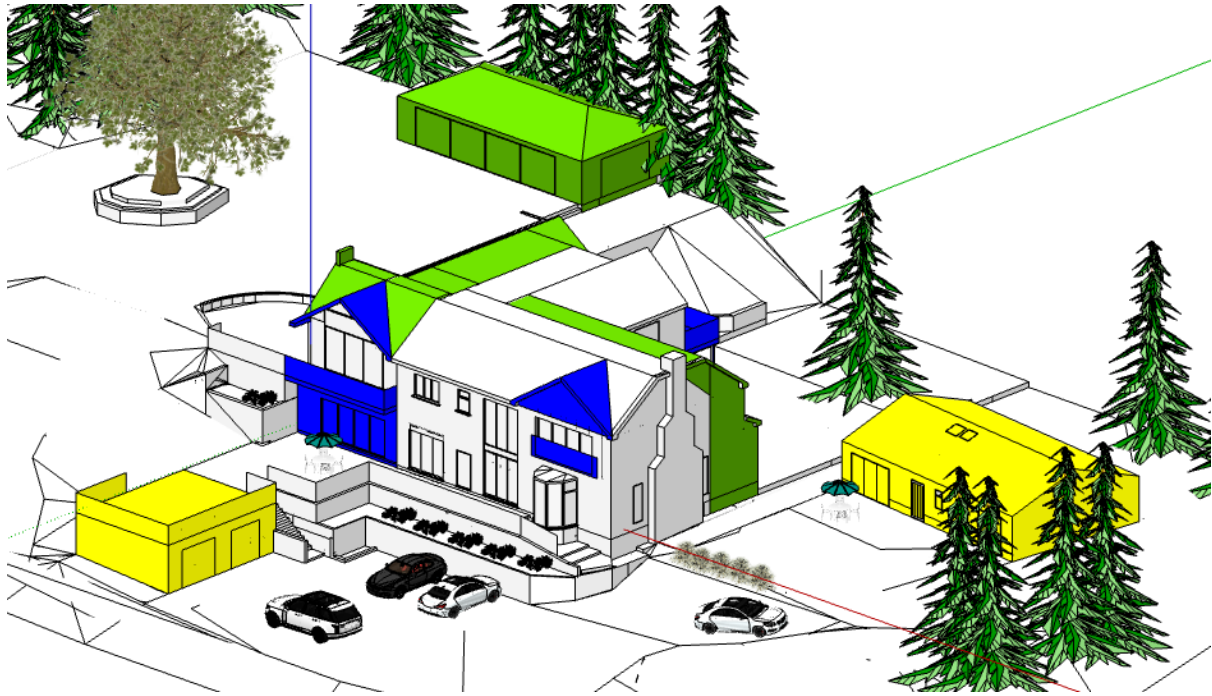
VIEW FROM SOUTH **REV B**

BLUE – ADDITIONAL DESIGNS ADDED TO PD FOR APPROVAL WITHIN THIS APPLICATION

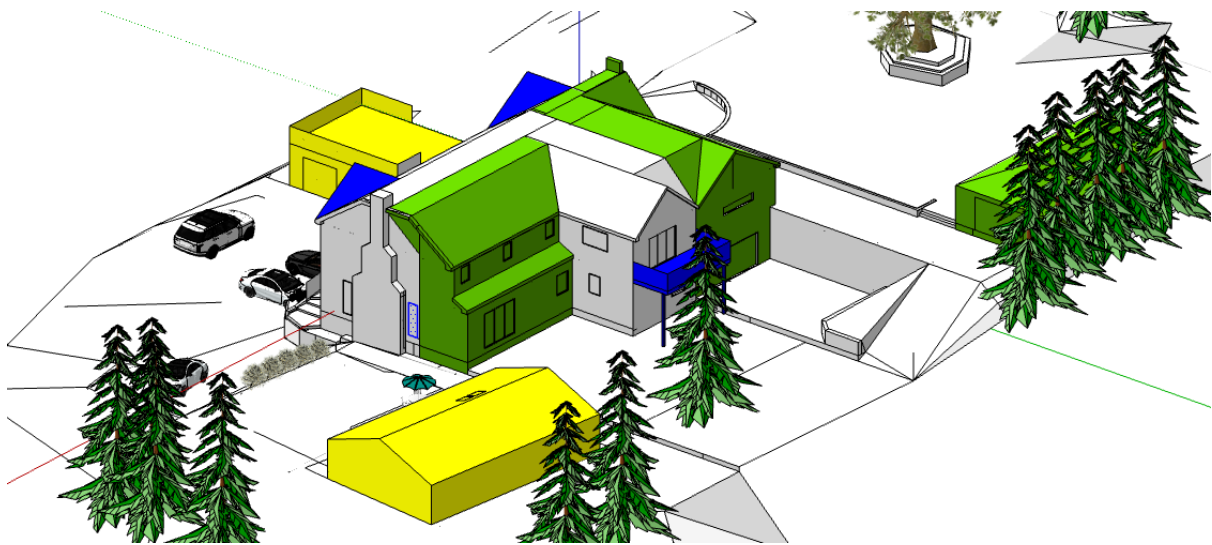
YELLOW – REPLACEMENT BUILDINGS FOR RELIQUISHED PD WITHIN THIS APPLICATION

GREEN – APPROVED PD TO BE RETAINED

Revised Proposed Scheme Following Consultee Responses 01-07-26



VIEW FROM WEST



VIEW FROM SOUTH

BLUE – ADDITIONAL DESIGNS ADDED TO PD FOR APPROVAL WITHIN THIS APPLICATION

YELLOW – REPLACEMENT BUILDINGS FOR RELIQUISHED PD AND EXISTING WITHIN THIS APPLICATION

GREEN – APPROVED PD TO BE RETAINED

Proposal Overview

1. The proposal is to surrender a like for like volume of the approved PD and Existing buildings (in red) and replace with rebuilt garage and a separate independent Annex property as highlighted in yellow. The Blue elements are minor changes to the approved PD to enhance the original building. The proposal provides a much more balanced development and addresses comment from Consultees.

Access, Parking and Movement

2. VEHICULAR ACCESS – the existing access complies with the Highways requirements for visibility on a 20mph B class road and tracking into the site is also provided and satisfactory. Passing points are existing to add to the usability and safety.
3. PEDESTRIAN ACCESS – Currently there is no safe pedestrian access from Robinwood into Caerleon as no footpaths exist outside the driveway. There is a PROW passing through the site which will be upgraded and with an additional route we can provide a safe walking access to the junction of Isca road where clear visibility is available to cross and join the existing footpath into Caerleon.
4. PARKING – the site can accommodate in excess of 12no. parking spaces. The site is in a sustainable location with the following distances from the site:-

i. A	986m Isca Dental and Isca Medical Centres	0pts
ii. B	198m. Long distance cycle walkway	3pts
iii. C	750m Post Office	1pts
iv. D	920m Charles Williams school primary	0pts
v. E	920m Well Pharmacy Chemist, High St	0pts
vi. F	717m District centre R6 (Caerleon High St)	2pts
vii. G	377m Bus stop, ship- to Newport City	2pts

b. Buses 29,29A and 27 provide Frequency 20mins = 1pts

c. 7pts = reduction 1 spaces / unit

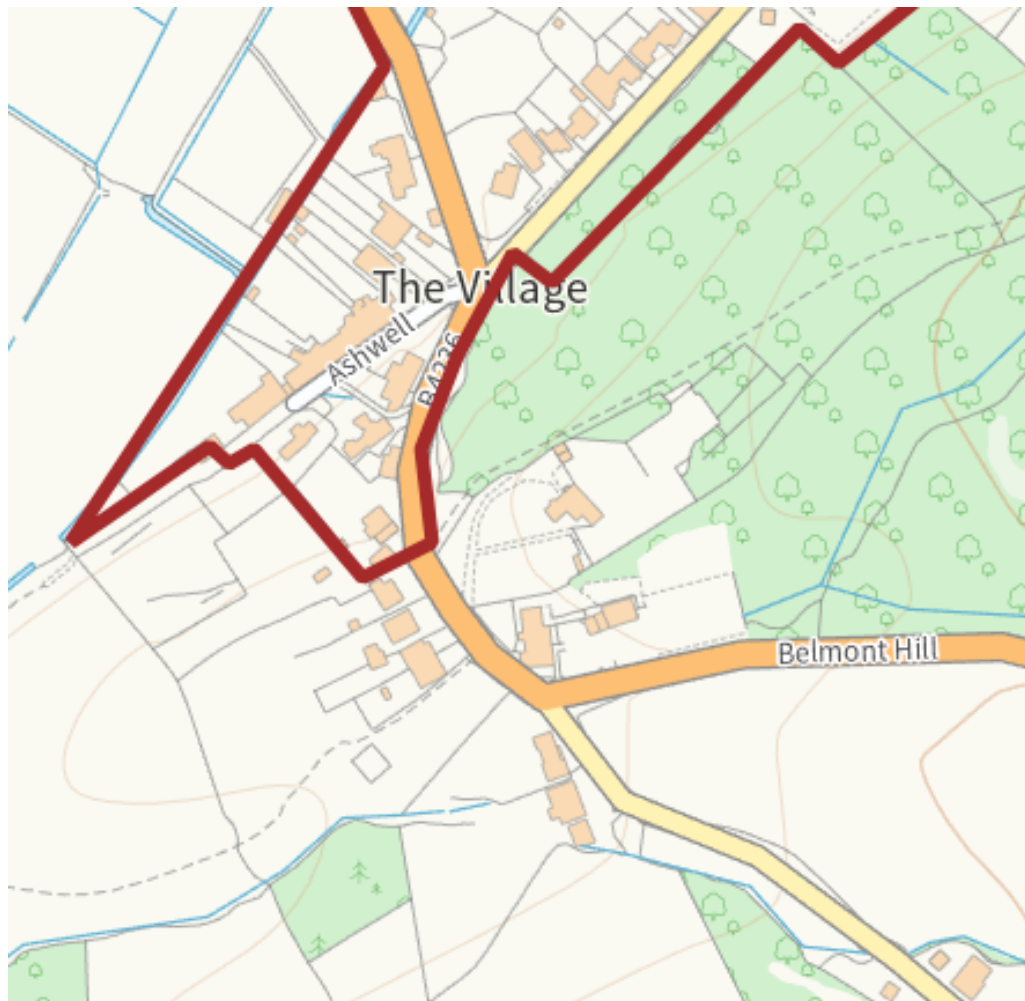
5. This site is not within an air quality management area.
6. The site is in an area designated as parking zone 6.
7. The site is not within an Archeologically sensitive area
8. The site is not within a conservation area.
9. There are no designated constraints on the site
10. The site is within 198m of a Proposed integrated Route Network (Active travel act)

Drainage and Site Constraints

11 DRAINAGE – The existing property Foul drainage system currently discharges into an existing private system. This system is of older technology and it is proposed to up date and upgrade to provide drainage for the development with a cleaner discharge. The surface water currently soaks away on site as it has for over 150 years. It is proposed to investigate and redesign to up to date standards and SUDs.



11. The site is within the countryside, however the urban boundary borders the Northwestern edge of the site in excess of 100m. The site is also naturally placed between the Urban boundary and a property cluster to the South providing a natural infill location.



Planning Policy Context

The Newport Local Development Plan (LDP) to 2026 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 - Sustainability;
- SP3 - Flood Risk;
- SP10 - House Building Requirements
- SP13 – Planning Obligations;
- SP18 – Urban regeneration;
- GP1 – Climate change;

- GP2 - General Amenity;
- GP3 – Service Infrastructure;
- GP4 - Highways and Accessibility;
- GP6 – Quality of Design;
- GP7 – Environmental Protection;
- CE7 – Conservation Areas;
- W3 – Waste Management;
- H2 – Housing Standards;
- H3 – Housing Mix and Density;
- H4 – Affordable Housing;
- EM3 – Alternative Uses of Employment Land; and
- T4 Parking.

Supplementary Planning Guidance

The following SPG is relevant:

- Parking Standards;
- Planning Obligations;
- Wildlife and Development;
- Affordable Housing;
- Air Quality.

Response to Consultee Comments

The application has been revised in response to comments from the following consultees:

- Tree officer
- Landscape officer

- Ecology
- PROW officer

The Tree Officer requested a tree survey because of the relationship between the initial Annex proposal and nearby trees. The Annex has now been relocated to the position of the permitted development triple garage, with a smaller single-storey garage proposed in place of the existing two-storey Annex. Trees near the existing Annex were removed as exempt, diseased or shrub material under separate permission from the Tree Team at Newport Council, and additional photographs have been provided as evidence together with a site visit from Richard Baron of the Council's Tree Team. The Landscape Officer and Public Right of Way Officer raised concerns about visual impact from the public right of way. In response, the existing two-storey Annex building is replaced with a single-storey double garage set further back from the public right of way and approximately 1.2 metres lower in ground floor position, reducing its visual impact and overall height by over 4m. The garage roof will be used as a terrace, set further away and lower than the existing upper-floor windows, creating a more open arrangement. A laurel hedgerow planting scheme is proposed to the rear of the garage, and the slope will be left plants to recover naturally, providing a softened and defensible boundary in addition to privacy from the public right of way.

The Landscape officer has also commented on the glimpsed views of the existing Annex from the public Highway which will now not be an issue due to the lowering and reduction to single storey of the existing Annex into a Garage.

Ecology officer has recommended a Bat survey is undertaken which is attached and no Bats were found to be present/using the Existing Annex or Main House.

The now proposed Annex is to replace the PD approve triple garage in the same location. The primary driver for this application is to provide essential, close-proximity care to aging family members.

- **Ancillary Function:** While the annexe includes a kitchen to preserve daily independence, it is explicitly designed as an extension of the main household due to its proximity, not a standalone dwelling. It will share the primary property's utility infrastructure, main access driveway, and outdoor garden spaces.
- **Public Resource Relief:** By housing and supporting elderly relatives directly through family care, the proposal proactively aligns with broader community health goals by reducing long-term demand on Newport's social services.

Amenity and Privacy

Because the site has no immediate neighbours, the physical construction poses entirely zero risk to local residential properties:

- **Overlooking and Privacy:** There are no neighbouring windows or private gardens facing the structure, ensuring absolute privacy is maintained for all parties.
- **Overshadowing:** The single-storey profile and isolated positioning ensure no adjacent land will suffer a loss of daylight or sunlight.

Design, Character and Access

The architectural strategy respects local spatial planning policies:

- **Subservient Scale:** The footprint and roof height remain visually secondary and subservient to the principal home, avoiding any appearance of overdevelopment and is similar in size to the triple garage secured under PD.
- **Material Sympathy:** Finishes and external materials will complement or match the existing main house, enhancing the overall aesthetic of the residential curtilage.
- **Access and Highways:** The structure relies completely on the existing safe vehicular access and parking layouts already established on the plot, generating no extra pressure on the public highway.

Proposed Planning Conditions

The applicant entirely acknowledges that the annexe must not become an independent commercial asset. We fully welcome the imposition of a standard restrictive planning condition by Newport City Council to guarantee its status.

Conclusion

The revised proposal represents a sympathetic and low-impact development that responds directly to consultee comments, retains the benefit of the permitted development fallback position, and provides an ancillary Annex to support close-proximity family care. The revised siting, reduced scale, proposed planting, drainage upgrades and willingness to accept a restrictive occupancy condition support the conclusion that the scheme is acceptable in planning terms.

The pool house is retained as part of the approved permitted development position.

Overall, the revised scheme addresses the consultee comments raised and respectfully supports the grant of planning permission by Newport City Council.