

Notice of Decision



M Ali
Craigwood House
Newport Road
Cardiff
South Wales
CF3 2UR

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0238**
Application Type: **Full**
Proposal: **CONVERSION OF STABLE BLOCK TO SELF CONTAINED ANNEXE FOR USE BY DEPENDENT FAMILY MEMBER**
Site/Location: **Craigwood House, Newport Road, Cardiff, South Wales CDF3 2UR**
Decision Date: **8th June 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 13th April 2026. The application has been:-

Refused

The Reason(s) why this application has been refused:

1. The proposed development represents an unsustainable, unjustified, inappropriate form of development within the open countryside resulting in the erosion of the countryside character and the Green Belt contrary to Policies SP5 and SP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. Insufficient information has been submitted to demonstrate accordance with the Step-Wise Approach as set out within Planning Policy Wales (Ed.12) and a tree survey to demonstrate that the proposed development would not have an adverse effect on trees contrary to the requirements of Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. Insufficient information has been submitted in the form of a structural survey demonstrating that the existing building is capable of conversion without substantial reconstruction contrary to the requirements of Policy H7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. Insufficient information has been provided to address the drainage hierarchy as set out within the Circular 008/2018 and the specific non-mains drainage proposed contrary to the requirements of Policy GP3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. The proposal is not accompanied by sufficient information to enable the Local Planning Authority to fully assess the impact of the scheme upon the continued use of Public Right of Way 399/20/1 and it cannot be demonstrated that the development would preserve or safeguard the Public Right of Way contrary to Policy T7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

- (1) This decision relates to plan Nos:
 - o Existing Elevation and Floor Plans (Drawing ref: 001)
 - o Proposed Existing and Floor Plans (Drawing ref: 002 Rev A)
 - o Site Location Plan (Drawing ref: 003)
 - o Planning Statement (Received: 23.03.2026)
 - o Landscaping Details (Received: 23.03.2026)
 - o Green Infrastructure Statement (Received: 23.03.2026)

- (2) The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP6, GP2, GP4, GP5, GP6, H7, H10, T4 and 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.

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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 26/0242

Decision Date: 21st May 2026

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).