

Delegated Decision Report

Application No:	25/0929	Statutory Period Expires:	25th December 2025
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Site:	11 Vine Cottages Church Street Caerleon Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 02 (WRITTEN SCHEME) OF 24/0844 DEMOLITION OF EXISTING CONSERVATORY, CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND FRONT PORCH		
Applicant:	P Taylor		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission for the demolition of an existing conservatory, the construction of a single storey rear extension and a front porch was granted with conditions under application ref.24/0844 in December 2024.

2. SITE LOCATION AND CONTEXT

- 2.1 11 Vine Cottages is a two-storey, semi-detached property with a front driveway, situated in the Caerleon ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking partial discharge of Condition 02 (Written Scheme of Investigation) of planning permission 24/0844.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0844	DEMOLITION OF EXISTING CONSERVATORY, CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND FRONT PORCH	GRANTED WITH CONDITIONS	19.12.2024

5. PLANNING POLICY

- 5.1 N/A

6. CONSULTATION RESPONSES

- 6.1 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST
NO OBJECTION.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

- 8.1 Condition 02 of application ref.24/0844 reads as follows.

“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.”

- 8.2 A Written Scheme of Historic Environment mitigation has been submitted in response to the comments received by GGAT and this has now been confirmed as acceptable. The details are sufficient to partially discharge the condition in so far as the submission of a submission of a WSI.

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 The information submitted to partially discharge Condition 02 is acceptable.

- 10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Written Scheme of Historic Environment Mitigation for an Archaeological Watching Brief.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.