

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 01 December 2025 15:19
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Re-Consultation Request for case ref: 25/0579 (4A Westfield Road Newport NP20 4ND) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITIONS 2 (FOUNDATION DETAILS) AND 4 (MATERIAL DETAILS) OF PLANNING CONSENT 24/0714

24/0174 related to the relocation of proposed slate PV slates only.

Condition 2

Prior to the commencement of development of the boundary walls and extension, details of the foundations to be used on the single storey extension and boundary treatment walls shall be submitted to and approved in writing by the Local Planning Authority. The foundation details shall be informed by an Arboricultural Consultant. Development shall be undertaken in accordance with the approved details.

REASON: In the interests of visual amenity and to ensure the development would not adversely impact the root zones of existing trees in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Approved application 23/0226 proposed '*hedgerow planting, with integrated metal mesh for security*' to the northern boundary against Westfield Road. This was not amended as part of 24/0174, which only focussed on PV slates. We now have 1,800 mm high brick wall proposed. As per the CAA, views along Westfield Road are characteristically green with rich and mature planting. The maturity of the trees and hedgerows within the Conservation Area provide a distinctly rural feel. Loss of the consented 'hedgerow-fence' to a large brick wall is not considered to preserve or enhance the character of The Shrubbery Conservation Area.

Condition 4

Prior to the installation of boundary treatment development, details of the boundary treatment including the gate and integrated metal fence to the hedging onto Westfield Road shall be submitted to and agreed in writing by the Local Planning Authority. Development shall then commence in accordance with the approved details and retained for the duration of the use.

REASON: in the interests of safeguarding the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Approved application 23/0226 proposed replacement of the existing painted and ornamental timber gates with a 'Corten Steel gates with ornamental detailing'. This was not in any way amended as part of 24/0174. I cannot see any such ornamental detailing proposed within this 'Solid Vehicle Gate' with pedestrian gateway adjacent which, as shown, will present a large and imposing flat face to the street, with no features of interest. This will fail to preserve or enhance the character or appearance of The Shrubbery Conservation Area.

As above, approved application 23/0226 proposed '*hedgerow planting, with integrated metal mesh for security*' to the northern boundary against Westfield Road. This was not amended as part of 24/0174, which only focussed on PV slates. We now have 1,800 mm high brick wall proposed. As per the CAA, views along Westfield Road are characteristically green with rich and mature planting. The maturity of the trees and hedgerows within the Conservation Area provide a distinctly rural feel. Loss of the consented 'hedgerow-fence' to a large brick wall is not considered to preserve or enhance the character or appearance of The Shrubbery Conservation Area.

Drawing 2206-E-3001-C approved under 23/0226 (and not amended under 24/0174) is rather low in detail regarding the proposed fencing, but it does propose to *“match the form and character of wrought Iron fencing founding along the street”*. Whilst submitted details are consistent with this general form, if proposed to simply be a galvanised finish as indicated within the supplied information, they will be very modern in appearance, will not be consistent with the historic character of the area and will therefore fail to preserve or enhance the character or appearance of The Shrubbery Conservation Area.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 04 November 2025 14:20
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Re-Consultation Request for case ref: 25/0579

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0579
Address: 4A Westfield Road Newport NP20 4ND
Proposal: PARTIAL DISCHARGE OF CONDITIONS 2 (FOUNDATION DETAILS) AND 4 (MATERIAL DETAILS) OF PLANNING CONSENT 24/0714

submitted on 21 July 2025.

View details of 25/0579 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0579&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C570c7330d92848b9d09508de1bad3afe%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638978628142717314%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAoiJXaW4zMilslkFOLjoiTWFPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=CDVR0UQS8P%2Bb1xISDvnHlI3Zn29ZWVjti7MYLYNg7jQ%3D&reserved=0>

Your sincerely
Development Management