

Delegated Decision Report

Application No:	25/0088	Statutory Period Expires:	28th April 2025
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Site:	<i>Moss Cottage, Isca Road, Caerleon, Newport</i>		
Proposal:	<i>REPLACEMENT OF ROTTEN DOOR FRAME, CRACKED STAINED GLASS AND DANGEROUS HANGING MANTLE</i>		
Applicant:	<i>P Hibberd</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Moss Cottage is a 2no storey terrace property, situated in the Caerleon ward. Properties on Isca Road display doors of mixed design and colours with some modern upvc doors and others with timber frames. The site is located in the Caerleon Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to replace the door frame, stained glass and mantle of the front door to the property. The proposed works include an oak fascia with oak planted mouldings, oak mouldings, glazed panel, oak transome, oak frame section, oak beading, an oak panel and pilaster. All works are proposed to match the existing and the existing wrought ironmongery is to be reused.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
03/1689	PARTIAL DISCHARGE OF CONDITION 02 (FOUNDATION DESIGN) RELATING TO PLANNING PERMISSION 03/0119	A	23/01/2004
04/0487	ERECTION OF SINGLE STOREY REAR EXTENSION INCLUDING BALCONY (AMENDMENT)	GC	21/05/2004
23/0660	LOFT CONVERSION WITH BONNET DORMERS	GC	07/12/2023
04/1627	DISCHARGE OF CONDITION 03 (ARCHAEOLOGICAL WATCHING BRIEF) OF PLANNING PERMISSION 03/0119 FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION	G	03/12/2004
02/0796	FELLING OF 3 LEYLANDII TREES AND TRIMMING OF 2M OF HORSE CHESTNUT TREE PROTECTED BY THE CAERLEON CONSERVATION AREA	NO	26/07/2002
03/0119	ERECTION OF SINGLE STOREY REAR EXTENSIONS	GC	26/09/2003

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP6 (Quality of Design)
- CE4 (Archaeology)
- CE7 (Conservation Areas)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: No objections

6.2 Ecology Officer: No objections

Bats do sometimes roost in gaps around lintels and door jabs, but on this occasion I think the disturbance associated with the use of as front door will be too great to allow bats to roost, and the door frame seems to be generally well-sealed.

6.3 Caerleon Civic Society: No response received

6.4 Glamorgan GWENT Archaeological Trust: No objections

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA). It is situated southeast of the Roman Legionary Fortress of Isca, on the route of the Roman road that linked the fortress with the Roman settlement at Bulmore. An area of civilian settlement was focused on this Roman road, which exited the Fortress, crossing the River Usk by bridge, and then proceeded along the line of the current Isca Road until it divided close to the modern junction of the Isca and Bulmore Roads. The road continued to be used throughout the medieval period and onwards. Recent archaeological work in the vicinity has revealed remains of Roman buildings, pottery and other finds of Roman date, and also medieval remains in this part of Caerleon. For example, an archaeological evaluation in the immediate vicinity revealed the structural remains of Roman date and a possible Roman industrial site.

However, the current application is for a replacement door, door frame and mantle. Therefore it is unlikely that archaeologically significant material will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04.03.2025, Site Notice was put up on 07.03.2025

7.1 NEIGHBOURS: 5no neighbours were consulted and no response was received

8. **ASSESSMENT**

- 8.1 Under Article 4(2) of the Town and Country Planning Act 1990, permitted development rights are removed from land and buildings in the Caerleon Conservation Area. The effect of this directive is that development including removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses and alteration or addition of door and window opening, including heads, quoins and cills set in external walls or dwelling houses are not to be carried out within the dwelling houses and their curtilage without planning permission. Moss Cottage falls under Schedule One of the listed dwelling houses in the Direction.
- 8.2 The Principal Heritage Officer has been consulted, as the site comes under an article 4 directive, and has offered no objections to the proposed development.
- 8.3 As the site falls within an Archaeologically Sensitive Area, Glamorgan GWENT Archaeological Trust has been consulted and have offered no objections due to the unlikelihood of archaeologically significant material being encountered during the course of the proposed works.
- 8.4 As the site lies in a conservation area, the development is required to preserve or enhance the character or appearance. The works to the door are proposed to match the existing and will therefore not introduce any harm to visual amenity over and above the previous door. The materials of the existing door are green painted oak with wrought ironmongery. Visually, this a pleasant addition to the streetscene and blends well with the traditional nature of Isca Road. Architectural features in the surrounding properties are reflected in the design for the door at Moss Cottage. The proposal does not seek to remove existing historic features and does not adversely impact the conservation area by way of materials or architectural qualities. This is therefore acceptable in terms of visual amenity and will preserve the character and appearance of the Caerleon Conservation Area.

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 proposed works are acceptable and planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

The development shall be implemented in accordance with the following plans and documents:

- Door Details BR01
- Site Location Plan received 04.03.2025

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Site Location Plan received 04.03.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and CE4 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.