

Notice of Decision



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Newport
NP20 4HF

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0161**
Application Type: **Full**
Proposal: **PROPOSED ERECTION OF 2NO DORMER BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS**
Site/Location: **Land Adjacent To, 18 Ridgeway Hill, Newport, NP20 5DG**
Decision Date: **26th June 2025**

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 3rd March 2025. The application has been:-

Refused

Reason(s) for refusal:

01 The proposal, by reason of scale, design, height and location, represents an unneighbourly form of development and is overdevelopment of the site. This is demonstrated through:

- A significant adverse impact upon the living conditions of neighbouring occupiers due to an unacceptable overbearing impact and an unacceptable level of overlooking and loss of privacy within the rear garden areas and primary living areas of 11 & 12 Ridgeway Gardens, 18 Ridgeway Hill and 44 & 46 Ridgeway Park Road.
- The introduction of dormer windows and top-heavy design within an area characterised by bungalows with a simple, uniform scale and design resulting in demonstrable harm on the wider character and appearance of the area.

This is contrary to Policies H6, GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 The siting of Plot 2 is contrary to the established pattern of development which sees properties being set back from the edge of the footway and would therefore be visually prominent and out of keeping with the existing street scene to the detriment of the visual amenity and character and appearance of the area contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The proposed layout has insufficient visibility splays to ensure the scheme would not result in harm on pedestrian safety contrary to Policy GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

04 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any

other legislation or provisions, such as the Building Regulations.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

01 This decision relates to plan Nos:

- Proposed Drainage Strategy for Planning (Drawing ref: CSK14 Rev B)
- Plans + Elevations (Drawing ref: LT2417.04.01 Rev A)
- Boundary Details (Drawing ref: LT2417.04.02)
- Proposed Site Layout (Drawing ref: LT2417.04.01 Rev B)
- Existing Site Plan (Drawing ref: LT2417.00.02)
- Site Location Plan (Drawing ref: LT2417.00.01)
- Green Infrastructure Plan – February 2025 (Received: 03.03.2025)
- Site Assessment Survey by Ecological Services Ltd (Received: 03.03.2025)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP4, SP10, SP13, GP2, GP4, GP5, GP6, GP7, H2, H4, H6, T4 and W3 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Signed on behalf of the Council



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

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

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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).