



Appeal Decision

by Mr Anthony Thickett BA(HONS) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 11/11/2025

Appeal reference: CAS-04415-L5Y4F5

Site address: 8 Routes View, Llanwern, Newport, NP18 2DR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Kieran Shelley against the decision of Newport City Council.
 - The application Ref 25/0137, dated 21 February 2025, was refused by notice dated 24 April 2024.
 - The development proposed is a two storey side and single storey rear extension with internal remodel, new front porch and repositioning of front entrance door.
 - A site visit was made on 5 November 2025.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is at the end of a terrace of 4. It is part of a group of two terraces and a detached house at the edge of Llanwern. The group is surrounded by fields bar at its southern end which adjoins the village. The appellant contends the assessment of the character and appearance of the area and the proposal's impact on it, should include the Llanwern Village Development, a large housing estate currently being built to the west of Routes View. I disagree, the Llanwern Village Development is separated from Routes View by a large field and the Council was right in focusing on the impact of the proposed extension on the terrace.
4. At the time of my visit the shed shown to the side of the house on the submitted plans had been demolished and the single storey rear extension was under construction. A garden room, not shown on the submitted plans, was sited to the rear of the house.
5. The proposed extension would be the full width and height of the terrace (eaves and ridgeline) with an offshoot to the rear. Nevertheless, compared to the terrace, I do not consider the size of the proposed extension would appear disproportionate or undermine

an appreciation of its original form. The rear offshoot would be seen from the front and rear but such additions are not uncommon on terraced houses.

6. Front doors on the terrace are placed to the side of the houses. Moving the front door to the centre of the front elevation of the extended building would help create a sense of balance for the enlarged No. 8. However, any aesthetic benefit would be undermined by the patio door at ground floor and large window above in the proposed extension. Not only would they create an odd asymmetry they pay no respect to the existing modest fenestration in the terrace by way of size or positioning.
7. There is a wonderful view from the front of the terrace and a desire to enjoy it is understandable. However, I consider the proposed windows, due to their size and appearance would be a discordant feature. I conclude the proposed development would have a detrimental impact on the character and appearance of the area and conflicts with Policies SP5, H13, GP2 and GP6 of the Newport Local Development Plan 2011 – 2026, adopted 2015.

Conclusion

8. For the reasons given above and having regard to all matters raised, the appeal is dismissed.
9. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. This decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making our towns and villages better places to work and live.

A Thickett

Inspector