

Notice of Decision



S Groucott
Skerryvore Designs
The Warehouse,
Wern Ind Est.
Rogerstone
NP10 9FQ

Article 8(3A)/ 23(5)

Town and Country Planning (Development Management Procedure (Wales) Order 2012 (as amended)

NOTICE UNDER SECTION 62ZA(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990

Application No: **25/0763**
Application Type: **Full**
Proposal: **INSERTION OF ROOF LIGHT IN REAR ROOF SLOPE, INSERTION OF SECOND FLOOR SIDE WINDOW AND OTHER RENOVATIONS TO INCLUDE WORK TO SILLS, RENDER, VERGE AND ROOF**
Site/Location: **27 Backhall Street, Caerleon, Newport, NP18 1AR**
Decision Date: **25th September 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. The application is:-

Invalid

The application is invalid for the following reasons and to validate the planning application, the following information should be submitted to the planning authority within 28 days of the decision date of this notice.

- 1) **No fee has been received. The works exceed what is covered under the Caerleon Conservation Area Article 4 (2) Direction as they include a rooflight in the rear roofslope. Please provide £230 fee or remove works that aren't restricted by the Caerleon Conservation Area Article 4 (23) Direction.**

From 7th January 2019 developments (whether permitted development or not) with a construction area of 100square metres or more or more than 1 dwelling*, will require the prior approval of the Sustainable Drainage Approving Body (SAB) to a system of sustainable drainage to serve the project. This is mandatory and projects cannot lawfully commence without such approval.

The process of obtaining SAB approval is separate to the planning application process. The granting of planning permission does not convey approval to sustainable urban drainage systems and a separate application to the SAB will be required. Applicants for projects that meet or exceed the above thresholds are advised to obtain early professional drainage advice in relation to this matter.

*exemptions include construction areas less than 100 sqm, existing sites with planning permission prior to 7th January 2019; sites for which a valid planning application has been received by 7th January 2019; and sites for which outline permission has been granted by 7th January 2019 and an associated reserved matters submission is made by 7th January 2020.

If you would like further clarification on the additional information required, please contact Lydia Burrows on lydia.burrows@newport.gov.uk

Signed on behalf of the Council



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

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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Decision Date:

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

Any incorrect/incomplete documents referred to above are enclosed. Please would you correct/complete these documents and return, together with any additional information specified above, **quoting the application number at the top of this letter**. Upon receipt of the required information, it will be possible to register your application.

If the information specified above has not been received within **28 days** of the decision date on this notice, or we have not received notification that you have lodged an appeal, your application will be declared finally invalid and any fee paid will be returned or refunded.

If you would like further clarification on the additional information required, please contact Lydia Burrows on lydia.burrows@newport.gov.uk.

APPEALS AGAINST NOTICE OF NON-VALIDATION

Applications for planning permission have the right of appeal to the Welsh Ministers under Section 622B of the Town and Country Planning Act 1990. The time period within which the applicant must give notice of appeal is 2 weeks from the date of the notice, Full details of the appeal process are available under Article 24C of the DMPWO. Appeal forms are obtainable from the Welsh Ministers at: <http://gov.wales/topics/planning/>

This notice has been issued in accordance with article 8(3)A or 23(5) of the Town and Country Planning (Development Management Procedure (Wales) Order 2012.

The Town and Country Planning (Validation Appeals Procedure) (Wales) Regulations 2016 provide further information on how Welsh Ministers will conduct the non-validation appeals process.