

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 24 November 2025 13:59
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0992 (Walnut House South Row Redwick Newport NP26 3EA) (FULL)

Hi Ben

Re: PROPOSED SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION

Comments

The building in question is of recent construction, replacing a post-war bungalow upon the same site (under FULL application 18/0133 and associated CAC application 18/0134).

Though set back within the site, the site forms principal introduction to the settlement as one approaches from the west, with glimpsed views of the building available beyond the mature willow tree to its curtilage boundary. Primary views of the principal (south-west) elevation of the building are available from South Row, where the building is clearly visible, set within its generous and green plot. However, there is also an unsightly wire fence and crude area of hardstanding to the front boundary, where a native-species hedgerow and block-paver pathway should have been installed prior to beneficial occupation (see note below).

Secondary views are available of the side (north-west) elevation from Bryn Road, beyond the treed boundary and hardstanding approved under the above-mentioned application. From this vantagepoint, the proposed extension will be partially visible.

This application seeks consent for a single-storey rear infill extension with lean-to roof, located to the northern corner of the building. As proposed, it would be suitably subservient in scale, with wall finishes, natural slate roof, and windows to match the existing. Consequently, the proposed would not appear prominent within the area and would not result in adverse impact upon the character or appearance of Redwick Conservation Area.

As the area is deemed Archaeologically Sensitive, I anticipate that *Heneb* will return comments regarding potential for impact on belowground archaeology.

Note

I would note here that, as part of FULL application [18/0133](#), it was proposed to plant a “NEW CONSERVATION HEDGE MIX - SW BOUNDARY TO REPLACE REMOVED CONIFER HEDGE. PROPOSED MIX TO ENCOURAGE BIRD LIFE WITH INSTALLATION OF NEST BOXES IN HEDGEROW.” (see Drawing no. SK004 *Proposed Landscaping Plan*). This was secured via Condition 6:

*Notwithstanding the details submitted, prior to the demolition of the existing property full details regarding hard and soft landscaping including boundary treatments and gates shall be submitted to and approved in writing by the Local Planning Authority. **The approved scheme shall be implemented in full prior to the first occupation of the replacement dwelling and retained thereafter.***

Reason: To protect the character and appearance of the surrounding Conservation Area.

This condition (amongst others) was discharged via [19/0939](#) (approved 23/01/2020), with Drawing CD005 stating: “NEW PLANTING TO REPLACE TEMPORARY TIMBER FENCING (PREVIOUS CONIFER HEDGE). MIX TO ENCOURAGE BIRD LIFE WITH INSTALLATION OF NEST BOXES IN HEDGEROW”.

However, I note that as of May 2025 this has not been fully enacted, leaving the front (south-western) boundary line with a stark and open aspect featuring only an unsightly wire fence. The area of hardstanding adjacent to the gateway is also not according to approved drawings, being of loose chippings to accommodate a vehicle on the front boundary line. Considering the positive contribution which open green plots with hedgerow boundary enclosures are considered to make towards the green and bucolic character of the area, I would suggest that this contravention should be enforced as a matter of priority.

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: 21 November 2025 11:53
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0992

Dear Principal Heritage Officer

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

App Number: 25/0992
Address: Walnut House South Row Redwick Newport NP26 3EA
Proposal: PROPOSED SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION

submitted on 19 November 2025.

View details of 25/0992 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0992&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C839b6e8b3d764fe5e3e808de28f48330%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638993227901979311%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=l7f6b1QrKEIWzDHCZUtJUuYOvrys5KBV9XrFVsyNAjl%3D&reserved=0>

Your sincerely
Development Management