

**Application Number:** DM/2025/00707

**Proposal:** Outline planning for one dwelling

**Address:** 1 Woodland View, Rogiet, Monmouthshire, NP26 3SY

**Applicant:** Mary Ann Willshire

**Plans:** Site Plan MH-10488 - , All Existing Plans MH-10487 - , All Proposed Plans MH-10489 - Rev B, Green Infrastructure Appraisal/Statement

**RECOMMENDATION: Approved subject to S106 agreement**

Case Officer: Kate Young  
Date Valid: 03.06.2025

**This application is presented to Planning Committee due to the number of unresolved objections received from local residents and the Community Council**

## 1.0 APPLICATION DETAILS

### 1.1 Site Description

The plot which measures approximately 17 metres by 7.4 metres is located within the Rogiet Development Boundary. It was previously the residential curtilage attached to a semi-detached property, no 1 Woodland View. The wider area is designated as an Archaeologically Sensitive Area. The plot is relatively flat and currently surrounded by close boarded timber fencing. It fronts onto Grenville Terrace and is surrounded by residential properties.

### 1.2 Proposal Description

This is an outline application, with all matters reserved, for a single detached dwelling. The maximum scale parameters for the dwelling are 8.4 metres in length, 5.6 metres in width and 7.3 metres in height. Vehicular access would be from Grenville Terrace. Two off-road parking spaces would be provided for the new dwelling. As part of the application two new off-road parking spaces would also be provided for the host dwelling. New timber fencing would be provided for the site boundaries.

## 2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2025/00707	Outline planning for one dwelling.	Pending Determination	
DC/1979/00999	Lounge Extension APP_TYP 01 = Full DEV_TYP 05 = Alteration MAP_REF = 328741213142	Approved	14.11.1979

## 3.0 LOCAL DEVELOPMENT PLAN POLICIES

## **Strategic Policies**

S1 LDP The Spatial Distribution of New Housing Provision  
S4 LDP Affordable Housing Provision  
S12 LDP Efficient Resource Use and Flood Risk  
S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S16 LDP Transport  
S17 LDP Place Making and Design

## **Development Management Policies**

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements  
SD4 LDP Sustainable Drainage  
GI1 LDP Green Infrastructure  
NE1 LDP Nature Conservation and Development  
EP1 LDP Amenity and Environmental Protection  
EP5 LDP Foul Sewage Disposal  
MV1 LDP Proposed Developments and Highway Considerations  
DES1 LDP General Design Considerations

## **Supplementary Planning Guidance**

Affordable Housing SPG July 2019:  
<https://www.monmouthshire.gov.uk/app/uploads/2019/09/Final-Adopted-SPG-July-2019.pdf>

Infill Development SPG November 2019:  
<https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill-Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments-00000002.pdf>

Monmouthshire Parking Standards (January 2013)  
<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf>

## **4.0 NATIONAL PLANNING POLICY**

### **Future Wales - the national plan 2040**

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

### **Planning Policy Wales (PPW) Edition 12**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

## **5.0 REPRESENTATIONS**

### **5.1 Consultation Replies**

#### **Rogiet Community Council – Object.**

The proposed dwelling appears to be too large for the size of the existing plot.

The street in question is narrow, with limited access and a blind corner, which could pose a significant risk during and after construction.

The proposed plans would result in the permanent loss of some of the current on-street parking, which is currently used by the general public.

The pavement is only present on one side of the street, increasing the risk to pedestrians, particularly during the construction phase.

#### **Highway Authority - No objection.**

**Lead Local Flood Authority and SuDS Approval Body** - no objection; SAB approval will not be required.

#### **Heneb (GGAT) - No objection.**

The information in the Historic Environment Record (HER) curated by this Trust shows that the application is located in the Monmouthshire Archaeologically Sensitive Area (ASA), with significant archaeological features, including human remains, located around Ifton Manor, to the east of the development area at Chestnut Drive and Yew Tree Rise.

However, there is no suggestion that such material extends into the current development area.

Furthermore, a review of historic Ordnance Survey mapping indicates no archaeologically significant structures.

Overall, it is unlikely that significant archaeological deposits will be encountered during the course of the proposal.

#### **Welsh Water - No objection.**

There is currently suitable hydraulic capacity in the public sewerage system and downstream Wastewater Treatment Works (Nash) to accommodate foul water flows and foul flows only from the development subject of this application.

### **5.2 Neighbour Notification**

Letters of objection received from seven addresses.

Increase in traffic and off-road parking

Difficult to access the site due to the narrow roads

Narrow pavement on one side of the road only

Footpath obstructed during construction

Insufficient parking in the area

Emergency vehicles, refuse collectors and postal staff all unable to pass

The plot is too small

Loss of privacy

The fence causes an obstruction, unable to see round the corner

Impact on the street scene

Noise and disturbance during the construction phase.

### **5.3 Other Representations**

None Received

### **5.4 Local Member Representations**

None Received

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

## **6.0 EVALUATION**

### **6.1 Principle of Development**

PPW 12 states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. The site is located within the Rogiet Development Boundary within which there is a presumption in favour of new residential development subject to detailed planning considerations. Policies S1 and H1 allow for new residential development to be built inside the development boundaries of Severnside Settlements of which Rogiet is one. Therefore, the principle of new residential development in this location is acceptable subject to detailed planning considerations.

This application needs to be considered against the Infill Development Supplementary Planning Guidance which was adopted in November 2019.

### **6.2 Infill Development**

#### **Character**

The Infill Development Supplementary Planning Guidance (SPG) states that the proposed dwelling must respect the scale, form and massing of existing development in the area. The residential dwellings in this area of Rogiet are predominantly 1950s two-storey houses. To the south of the site is a row of terraced properties and to the east the dwellings are detached but the majority of properties in this area are semi-detached. Whilst a lot of the streets in Rogiet are very uniform, in terms of house style this area of Grenville Terrace is more mixed, with a terrace of houses and some detached bungalows. It is considered that a two-storey detached dwelling in this location is acceptable and it would not have an adverse impact on the street scene. The footprint of the new dwelling would be slightly smaller than that of the surrounding properties but the ridge height would be similar to those of the neighbouring properties. The proposed dwelling will reflect the character of the area and continue the established building line.

#### **Distance between buildings**

The SPG says that all proposals need to provide sufficient gaps between buildings to minimise any overbearing and overshadowing impact on the residential amenity of neighbouring properties. Part 7.1 looks at Privacy and Amenity. The key considerations relating to privacy and amenity for small-scale infill residential development are:

- a. whether the plot would have adequate privacy to habitable rooms and private garden space
- b. whether a new house(s) on the plot would affect the privacy of neighbours
- c. whether a new house(s) on the plot would affect the host dwelling

In this case the plot is of sufficient size to accommodate a new dwelling with sufficient parking provision and private amenity space. The rear garden of the new property would have a private amenity area measuring approximately 4 metres by 7 metres, there would also be sufficient private amenity space for the host dwelling. The new dwelling would have adequate privacy to its habitable rooms which would predominantly face south towards the road and north to the private rear garden. The dwelling immediately to the west of the plot, has a blank gable wall facing towards the plot. There would be approximately 15 metres between the front elevation of the new dwelling and the front elevations of the terraced properties on the opposite side of the road. The rear elevation of the new dwelling would be over 4 metres from the rear boundary which overlooks the rear gardens of no 2 Woodland View. There is an existing outbuilding on this common

boundary. The host dwelling does face the plot but is at such an angle that the new dwelling will not cause a significant loss of light or privacy. There will be a 1.8m high timber fence between the two dwellings. A condition can be imposed that there would be no habitable room windows on the side elevations of the new dwelling. The proposal would accord with the privacy distances outlined in the SPG on Infill Development.

### **6.3 Sustainability**

The Local Development Plan and PPW encourage sustainable development and promote making the most efficient use of brownfield land, this proposal is on a brownfield site. This is a sustainable location for a new residential unit as it is located within an existing residential area. There are some facilities in Rogiet such as a primary school and a convenience store. There is also a regular bus service through Rogiet that runs between Newport and Chepstow. The proposal accords with a key objective of PPW12 providing new residential accommodation in a sustainable location.

#### **6.4 Good Design and Place Making**

Policy DES1 of the LDP requires development to respect the character and appearance of an area. The adopted SPG on Infill Development says that the design of the infill proposal should reflect the prevailing character of the adjacent properties in terms of scale, mass and rhythm of the street scene. This is an outline application with the layout and appearance of the property being reserved, however the indicative site plan does indicate that the proposed dwelling would follow the established building line and the size of the dwelling would respect the character of the area and the rhythm of the street scene.

### **6.5 Impact on Amenity**

As explained above the proposed new dwelling would comply with the privacy distance outlined in the adopted SPG. Existing residential properties will not be adversely affected by the proposal in terms of loss of privacy or any overbearing impact.

### **6.6 Ecology**

#### **Net Benefit for Biodiversity**

Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

The proposal includes one bird nest box situated 2.5m - 4m high on the gable wall of the house and pollinator plants such as oregano, aster, Bee balm and Lantana in the rear garden. A Green Infrastructure Statement has been submitted with the application. The Statement is proportionate to the scale of the development. The proposal therefore accords with Policy NE1 of the LDP and the requirements of PPW12 in this regard.

### **6.7 Highways**

#### **6.7.1 Sustainable Transport Hierarchy**

PPW12 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. In this case the site is in an existing residential area within walking and cycling distance to all the facilities in Caldicot as well as some local facilities including a primary school and shop within the village of Rogiet itself.

#### **6.7.2 Access / Highway Safety and Parking**

The application has been amended in response to the Highway Authority's concerns. Namely, the proposed property has been reduced to a two-bedroom dwelling, and the existing property has been provided with an off-street parking facility. This change reduces the number of vehicles parking on-street, with benefits to highway manoeuvring and parking stress. The Highway Authority raises no objection to the outline application, but would expect to see greater detail regarding the construction of the parking facility within the reserved matters. The applicant is advised to begin a Section 184 agreement (a dropped kerb application) for the existing property as soon as possible. The new dwelling will also require such an agreement prior to the start of works.

The proposal meets the objectives of Policy MV1 of the LDP and the adopted parking standards. The Highway Authority offers no objection.

## **6.8 Affordable Housing**

LDP Policy S4 requires affordable housing contributions to be made in relation to developments which result in the net gain in residential dwellings. Where the net gain in dwellings is below the threshold for affordable units to be provided on site, which is 5 or more units in Severnside, then a financial contribution is appropriate. The financial contribution is based on floor area and the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019).

In this case as an outline application the internal floor area is not yet known so the formula in the SPG will be used in the Section 106 Legal Agreement.

Formula: Financial Contribution = Internal Floor Area (m<sup>2</sup>) x CS Rate x 58%.

In Rogiet the CS rate is £80.

## **6.9 Flooding**

Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding, however the outline for Flood Zone 2 (Sea) covers the dwelling known as 1 Woodland View which

is the neighbouring plot and may be within the ownership boundary of the developer. The Lead Local Flood Authority has no objection to the proposal on flood grounds.

## **6.10 Drainage**

### 6.10.1 Foul Drainage

The foul water will connect to a mains sewer. This complies with the advice from NRW that in a sewered area the preference is to connect into a mains sewer. Welsh Water have offered no objection.

### 6.10.2 Surface Water Drainage

This application is for outline planning for a single dwelling. From the submitted information, the total construction area appears to be below 100m<sup>2</sup> and therefore the currently proposed development will not

Require approval under the SAB regime.

## **6.11 Planning Obligations**

If the application is to be approved, then a financial contribution for affordable housing in the local area will be required.

## **6.12 Response to the Representations of Third Parties**

Rogiet Community Council have expressed concerns regarding the increase in traffic and on-street parking. The increase in traffic resulting in one additional dwelling would be minimal; Grenville Terrace and Woodland View is a no-through road that serves less than 40 residential

properties. It is narrow and this serves to reduce traffic speeds. The Highway Authority has not objected to the proposal and the local road network has capacity to accommodate the very modest increase in vehicle movements resulting from one additional dwelling. The proposal involves providing two new car parking spaces for the host dwelling as well as two spaces for the new dwelling, and therefore the proposal will improve the parking situation in the area. The Community Council also have concerns over highway safety during the construction phase especially with regards to construction traffic blocking the pavement. The construction phase will only be for a temporary period, and a construction management plan will be required by condition that will outline parking arrangements for construction traffic and the delivery of materials. Finally, the Community Council is concerned that the proposal is too large for the plot. This is an outline application, so the dimensions are not known at this stage. The indicative site plan shows the maximum scale parameters, that show the new dwelling can be the same height as adjoining properties and that there is adequate space on the plot for the dwelling, amenity space and the required parking provision. Although on the small size the plot is of sufficient size to accommodate the dwelling. The size of the proposed new dwelling will be similar to the other residential properties in this part of Rogiet.

Local residents are also concerned about the increase in traffic and on-street parking. There is only a narrow pavement on one side of Grenville Terrace, in this area so it is most important that the pavement not be blocked during the construction phase. Local residents are concerned that emergency vehicles and service traffic cannot use the road at the moment. This is the current situation because the houses were built before the growth in car ownership. One additional dwelling is not going to exacerbate the situation and may even improve it as the host dwelling will be provided with off-street parking. There will be noise and disturbance during the construction phase, but this will only be for a temporary period and hours of construction will be controlled through the construction management plan. The privacy distances have been discussed in the main body of the report and it is concluded that there will be no significant loss of privacy or residential amenity as a result of this proposal.

There is an unauthorised fence that has been erected along the front boundary of the host dwelling. The applicant has indicated that they will reduce the height of this fence imminently.

## **6.16 Well-Being of Future Generations (Wales) Act 2015**

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **6.17 Conclusion**

The site is located within the Rogiet Development Boundary. Policies S1 and H1 of the Local Development Plan presume in favour of new residential development within development boundaries. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location. The proposed dwelling will respect the scale, form and massing of existing development in the area. The proposed dwelling does comply with the guidance set out in the adopted SPG on Infill Development and will not result in a significant loss of outlook or privacy to the occupiers of the existing neighbouring properties in accordance with the objectives of policies DES1 and EP1 of the LDP. The Highway Authority has no objection to the proposal which accords with the adopted parking standards and also provides two off-road parking spaces for the host dwelling. The increase in traffic resulting from one additional dwelling will not be significant and the proposal accords with Policy MV1 of the LDP. The proposal accords with Policy S4 of the LDP by providing a financial contribution for affordable housing in the area. The scheme will provide adequate biodiversity enhancements in accordance with Policy NE1 of the LDP. Welsh Water have agreed that the foul water from the development can connect into the main sewer and that there is sufficient capacity.

In conclusion, the application is considered to be policy compliant in all respects and is presented to Committee Members with a recommendation for approval.

## **7.0 RECOMMENDATION: Approve**

Subject to a 106 Legal Agreement requiring the following:

### **S106 Heads of Terms**

A financial contribution based on floor area and the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019). In this case as an outline application the internal floor area is not known so the formula in the SPG will be used in the Section 106 Legal Agreement.

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution, then delegated powers be granted to officers to refuse the application.

### **Conditions:**

1 Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: The application is in outline only.

2 Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

4 Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of local residents during the construction phase in accordance with policy EP1 of the LDP.

5 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

7 There shall be no habitable room windows on the east or west elevations of the new dwelling.

REASON: To protect local residential amenity and to ensure compliance with LDP Policies DES1 and EP1.