

Delegated Decision Report

Application No:	25/0381	Statutory Period Expires:	23rd September 2025
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Site:	12 Commercial Road Newport South Wales NP20 2PA		
Proposal:	REMODELLING OF PART OF LOWER GROUND FLOOR FLAT AND PART OF GROUND FLOOR TO CREATE TWO FLATS (C3 USE) INCLUDING ENLARGED LOWER GROUND FLOOR FLAT AND GROUND FLOOR FLAT		
Applicant:	Brooks		
Type:	Full	Ward:	Pillgwenlly
Decision:	Refused		

1. BACKGROUND

1.1 The existing plans submitted with this application indicate a residential use already in situ at the lower ground floor of the property, the Local Planning Authority have no record of a residential use being granted either via a Planning Consent or Lawful Development Certificate. From a site visit carried out by the Planning Officer it was not clear if a residential use was established on the lower ground floor due to the on going works/current state of the premises. It is clear from street view imagery that a roller shutter has been present at the lower ground on the rear elevation for a number of years, therefore, if a residential use has existing it appears to have been concealed. Notwithstanding any concealment attempt, this application will be considered on the basis that no residential use has been established in this location.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a three-storey terraced property situated on the eastern side of Commercial Road, within the Commercial Road District Centre as defined by the proposals map that accompanies the Newport City Council Local Development Plan. The site is shown to be within a flood zone 3 on Natural Resources Wales (NRW) Flood Maps for Planning (FMfP) that accompanies the recently updated TAN 15. It is located within parking zone 1 and situated approximately 13m away from the Lower Dock Street Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to reconfigure part of the lower ground floor flat and part of the ground floor to create 2no. flats. The flats would be access from the rear, at the end of Ruperra Lane.

3.2 The proposal would result in the creation of 1 studio flat at each the lower ground and ground floor of the building.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0075	CHANGE OF USE FROM AMUSEMENT CENTRE TO CLASS A1 SHOP	Granted	21.03.2007
11/1144	REPLACEMENT SHOPFRONT INCLUDING NEW INTERNAL ROLLER SHUTTERS	Granted	09.12.2011
11/1145	INSTALLATION OF 1NO. EXTERNALLY ILLUMINATED FASCIA SIGN	Granted	09.12.2011

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and

land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8 – Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 TECHNICAL ADVICE NOTES

5.3.1 Technical advice note (TAN) 2: planning and affordable housing, Technical advice note (TAN) 5: nature conservation and planning, Technical advice note (TAN) 11: noise, Technical advice note (TAN) 12: design, Technical advice note (TAN) 15: development, flooding and coastal erosion and Technical advice note (TAN) 18: transport are relevant to the determination of this application

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.4.1 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 (Sustainability), SP2 (Health), SP3(Flood Risk), SP13 (Planning Obligations), SP18 (Urban Regeneration), GP2 (General Amenity), GP4 (Highways and Accessibility) , GP5 (Natural Environment), GP6 (Quality of Design), GP7(Environmental Protection and Public Health), H2 (Housing Standards), H8(Self Contained Accommodation and Houses in Multiple Occupation), T4(Parking), R7(Non-retail uses in District Centres) and W3 (Provision for Waste Management Facilities in Development) are relevant to the determination of this application.

5.5 SUPPLEMENTARY PLANNING GUIDANCE

5.5.1 The Council's Supplementary Planning Guidance on New Dwellings (Adopted 2020) and Parking Standards (Adopted August 2015) are also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 *Natural Resources Wales:*

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

The planning application proposes highly vulnerable development (extended lower ground floor flat and new ground floor flat). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Sea).

Our understanding is that the current proposals include a self contained ground floor flat. We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. In particular, where proposals for redevelopment include residential use, local authorities should ensure that such uses do not occur at ground floor level.

We note the submission of a 'Flooding Statement', we advise this does not contain any flood data and therefore, we are unable to give you technical advice on the acceptability of flooding consequences as a full Flood Consequences Assessment (FCA) has not been submitted. The advice in paragraph 10.24 of TAN15 is clear 'In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment

proportionate to the nature and scale of the proposal.

Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8, where they are not satisfied, planning permission should be refused.' Therefore, in accordance with paragraph 15.4, we advise you to use your powers to request further information.

TAN15 advises that the FCA should be proportionate to the nature and scale of the proposal. Developers should refer to all relevant sections of the TAN to determine the scope of the FCA that is required for this particular proposal.

6.2 **Drainage Manager:** No response received

6.3 **Senior Scientific Officer:** I note that this development is located adjacent to the George Street AQMA and is near to the busy junction of Commercial Road and George Street. However, as this is a minor development with the proposed residential uses set back from the roadside (behind the commercial spaces) a detailed air quality assessment has not been requested. However, I would like to comment in respect of the above application (in terms of air quality) as follows:

Low carbon heating/photovoltaics condition

No development shall take place until a low carbon heating system potentially including photovoltaic roof panels has been submitted to the LPA. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

6.4 **Environmental Health:** No comments received.

6.5 **SAB:** Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact the SAB team sab@newport.gov.uk for further discussions.

6.6 **Waste Manager:** For the flats, we would anticipate each one receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with each flat paying individual council tax.

6.7 **Highways:** The change of use would have no significant impact in terms of parking requirements, when allowance is made for the existing retail space.

Cycle storage is indicated on the plans but is not considered to be a meaningful provision. It is not suitable for multiple households as it is not designated (could be used for any storage by anybody) and offers no security or space for separate users to access their bikes without moving some else's.

It is clear however that there is no outside space and the site is constrained.

Based on the lack of meaningful cycle parking, Highways would not support the application but raise no formal objection.

6.8 **Welsh Water:** We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

6.9 ***Planning Contributions Manager:***

1. Introduction

Based upon a development of 2 x 1 bed apartments, the following S106 planning obligations are required to mitigate the impact of the development.

2. Affordable Housing

Commuted sum payments for affordable housing will normally be sought on developments of 1 to 2 dwellings anywhere within Newport. The site lies within the Housing Target Area of Newport West. Newport West requires the delivery of 30% affordable housing on new development. The equivalent commuted sum generated is £1,716

This sum is to be index linked to the RPI and paid prior to occupation

3. Fees

Administration Fee

In accordance with the Planning Obligations SPG (2020), a £200 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement

Legal Fee

Planning Obligations can be contained in Unilateral Undertakings or s.106 Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas s.106 Agreements are usually drafted by the Council's in-house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the s.106 Agreement with prior agreement). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing the s.106 Agreement and Unilateral Undertakings, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed. There is a minimum contribution to legal costs of £700, although more time-consuming and complex documents would require an increased contribution to legal costs.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 28.05.2025.

7.1 NEIGHBOURS: 16no. neighbours were consulted. 1no. representation was received:

May I please bring to your attention that they have sewerage pipes attached to my side of the property - on top of the roof of my first floor. The pipe also leaks liquid and damaging the roof of my property. Could you please instruct them to move the pipeworks and try to take the pipelines from inside their property.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application site is located within a settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), where there is a presumption in favour of development and the efficient use of land is encouraged.

8.1.2 The property is located within an area having a mixed commercial/residential character therefore the proposed use is considered to be compatible with the surrounding uses, accordingly, there is no objection in principle to the conversion of the lower ground floor and rear portion of the ground floor to residential use subject to other material planning considerations. The site is in a highly sustainable location where future occupiers would be well served by local amenities and access to public transport. The commercial unit fronting Commercial Road would be retained. Therefore it is considered that the retail offering is not altered and would not lead to a break in A1 uses along this part of Commercial Road. The proposal would positively contribute toward the provision of residential opportunities within the urban area. Therefore, the proposal is in accordance with Policy SP18.

8.2 Character and Appearance

8.2.1 The planning statement indicates that no alterations are being proposed. However, a site visit confirms that alterations are taking place, though limited information has been provided regarding these changes as no existing elevations have been provided. Notwithstanding this, the plans show that a window will be inserted serving each flat, along with an entrance door. No materials have been provided, however It is not considered that the external appearance would be harmful to the character and appearance of the host property or surrounding area. The proposals are not considered to conflict with policy GP6.

8.3 Residential Amenity

8.3.1 The Supplementary Planning Guidance on Flat Conversions sets out space standards for converted flats (32sqm for studio flats). The proposals include a studio flat at lower ground floor and ground floor:

Beds/bedrooms	Flat type			
	Studio	Converted	New	
			Common Access ²	Walk Up ³
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

8.3.2 The lower ground floor flat would be 51.17sqm and the ground floor flat would be 51.33sqm. As such, the proposed gross internal floor areas exceed the requirements as set out in the SPG.

8.3.3 The flats are situated in and accessed via an area that resembles a rear lane, primarily serving the rear of several commercial units. This area is likely to experience frequent activity, which could be disruptive to future occupants. Further to this, the lane creates a confined and enclosed atmosphere, with access to the flats being inappropriate for residential use. Although some streetlights are present, they are limited in number, and the lack of footpaths and the lack of formal parking arrangements contributes to a feeling of insecurity. The access arrangement is of poor quality, as it provides access through a secluded environment with little natural surveillance, poor lighting, and increased opportunities for crime. Consequently, this setup is likely to generate fear of crime among future occupants and visitors.

8.3.4 Section 17(1) of the Crime and Disorder Act 1998 requires the Local Authority to consider the impact of its functions on crime and disorder, making the effect of planning decisions on crime a material consideration. The perceived fear of crime also negatively affects the amenity and well-being of residents, which is equally relevant. Therefore, the proposal

conflicts with Objective 9 of the Local Development Plan, which aims to create a safe environment. It also contradicts Policies GP2 and H8, which seek to design out opportunities for crime and anti-social behaviour while ensuring adequate amenity for future occupants. This is supported by an appeal at 119 Commercial Street, Newport (ref: CAS-01883-N7P6G2), in which the Inspector states that "*The fact that additional access from (Commercial Street) to the back of the site is dimly lit and partially enclosed further reinforces my concerns in regard to meeting objectives related to preventing crime, fear of crime and potential anti-social behaviour*".

- 8.3.5 The outlook of the units is considered to be poor, onto a car park and service area. Additionally, only one window serves both studio flats, resulting in a limited source of natural light entering the properties. The lower ground floor flat is particularly affected by the potential parking area located directly outside the only window, where vehicles could potentially block the already limited light from entering the property, further diminishing the quality of the living space. The lack of natural light entering both flats would create a contrived and constrained atmosphere, impacting on the amenity of future occupiers. A study undertaken by the Welsh Government on Housing Health and Safety Rating Guidance states that 'Depression and psychological effects [can be] caused by lack of natural light' (Chapter 13, p96). Overall it is considered that the lack of natural light entering the property would be unacceptable and contrary to policy GP2.
- 8.3.6 The SPG also outlines the requirements for outdoor amenity space. The physical constraints of the site do not allow for amenity space, and no private amenity space has been proposed within the design. The Flat Conversions SPG sets out in section 5.5.1, outdoor amenity space should be made available wherever the opportunity exists. In this case, the opportunity does not exist. It is noted that Bellevue Park is situated approximately 0.4 miles away from the application site. As an urban conversion scheme, it is not unusual to have limited or nil potential for outdoor amenity space for future residents. Other factors can and should be considered such as access to facilities, public open space, scheme density and overall quality of accommodation and general scheme merits. While it is not ideal for the property to have no outdoor space, given that there would likely be only two occupants, on balance this is acceptable. Additionally, the location is close to local facilities and the city centre, providing easy access to outdoor areas and amenities. Taking these factors into account, the lack of private outdoor space is unlikely to have a significant negative impact and would be unreasonable to refuse the application on this basis.
- 8.3.7 The application site is a terraced property with immediate neighbouring commercial units. The flats would be access via Ruperra Lane, where it is anticipated that there would be a high level of activity. A noise impact assessment has not been submitted to assess whether this would be a suitable location for residential accommodation, nor have any mitigation measures been proposed to alleviate any identified impacts.

8.4 **Air Quality**

- 8.4.1 The Senior Scientific Officer notes that the application site is situated adjacent to the George Street Air Quality Management Area. However as the application site is not located within the AQMA and is minor development, an Air Quality Assessment is not requested. However, a condition has been suggested to include photovoltaic roof panels to be submitted. Given the scale and nature of development, it is considered reasonable or necessary to attach such condition.

8.5 **Highways**

- 8.5.1 The Parking Standards SPG states that no parking provision is required for the flats as they are located within Parking Zone 1. The application site is within a highly sustainable location, near facilities and in the City Centre.
- 8.5.2 The highways officer has raised an objection due to the lack of dedicated cycle storage. However, the application site is located in a sustainable area, close to local facilities and the town centre, reducing the reliance on cycling for everyday travel. Given the site constraints, there is very limited space available for additional storage. Nevertheless, the applicant has provided some cycle storage provision. On balance, it is not considered reasonable to refuse the application solely on this basis.

8.6 Flooding

8.6.1 Technical Advice Note 15 sets out a precautionary framework and identifies that new development should be directed away from areas which are at high risk of flooding (defined as Zone 3), and where development has to be considered in such areas, only those developments which can be justified on the basis of the tests outlined in the TAN are to be located in such areas.

8.6.2 The key points of TAN15 are:

- The Council is expected to consult Natural Resources Wales (NRW) when considering development in Zone 3. Where a planning authority is minded to go against the advice of NRW it should inform NRW prior to granting consent allowing sufficient time for representations to be made;
- Residential development is defined as 'highly vulnerable development' which is 'development where the ability of occupants to decide on whether they wish to accept the risks to life and property associated with flooding, or be able to manage the consequences of such a risk, is limited'.
- The TAN states 'it would certainly not be sensible for people to live in areas subject to flooding where timely flood warnings cannot be provided and where safe access/egress cannot be achieved'.
- There should be minimal risk to life, disruption and damage to property.

8.6.3 The Flood Map for Planning (FMfP) represents the most up to date data with regard to flood risk. The application site is located within Flood Zone 3, this means the site has a 1 in 100 chance of flooding from rivers in any given year and 1 in 200 chance of flooding from the sea in any given year.

8.6.4 The proposal includes residential accommodation at the ground floor and lower ground floor of the building. The development constitutes a redevelopment of an existing site and is located within Flood Zone 3. It is the Local Planning Authority's responsibility to ensure that the proposed development meets the tests contained within TAN15.

8.6.5 Section 10.23 of TAN 15 refers to redevelopment proposals and that they must be consistent with the acceptability considerations outlined in section 11. In all circumstances, there are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met, which are outlined in section 11.4:

- No increase in flooding elsewhere
- Occupiers aware of flood risk
- Escape/evacuation routes present
- Flood emergency plans and procedures agreed and in place
- Flood resistant and resilient design
- Acceptable consequences for type of use

8.6.6 Section 11.5 of TAN15 states that the Flood Consequences Assessment should establish if suitable avoidance and mitigation measures can be incorporated, in a manner compatible with the placemaking aims of Planning Policy Wales, within the site design to ensure that development is safe and there is:

- minimal risk to life;
- minimal disruption to people living and working in the area;
- minimal potential damage to property;
- minimal impact of the proposed development on flood risk generally; and
- minimal disruption to the sustainable management of natural resources.

8.6.7 The proposal has not demonstrated that the scheme satisfies all of the tests as set out within section 11 TAN15. The FCA is limited and has not demonstrated that the

consequences of flooding in terms of accessing and egressing the site can be acceptably managed. Natural Resources Wales raise concerns with the proposal as the information provided is limited. The proposals are contrary to policy SP3.

8.7 Biodiversity

8.7.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity.

8.7.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, informing the development in accordance with the step-wise approach and identifying an appropriate scheme for biodiversity net-benefit. In this case a GIS has been submitted, detailing that a bat box will be provided to the rear of the property. A condition will be added to ensure that this is implemented.

8.7 Waste

8.7.1 The Waste Manager has provided details of the bin requirements. Bin storage has been provided within the property and no objections have been raised. The proposal accords with policy W3.

8.8 Section 106 Planning Obligation matters

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
<i>Regeneration and Economic Development</i>	To provide a contribution toward off site affordable housing	A sum of £1716 toward off site affordable housing, £	Agreed	No

The applicant has agreed to the Heads of Terms, however no legal agreement has been signed to date.

8.9 Other Matters

8.9.1 The neighbouring occupier has noted that the applicant has undertaken works on their property. Whilst this is noted, the matter of ownership does not fall within the remit of the Town and Country Planning Act and there is not a material planning consideration. External advice should be sought for this.

9. OTHER CONSIDERATIONS

9.1 **Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application.

9.2 This duty has been considered in the evaluation of this application. The application site is at

the rear of 12 Commercial Road and is not situated on a main access road. There is no adequate street lighting and poor surveillance. Future occupiers are likely to feel vulnerable and potentially subject to Anti-Social Behaviour, particularly when leaving the premises at night. In this case, the proposals would be contrary to policy GP2.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The proposals would not provide a sufficient outlook or daylight within the primary living space. Insufficient information has been submitted to demonstrate that the consequences of flooding can be acceptably managed. The proposals include an inappropriate access, that would likely result in future occupiers fearing crime. The proposals are contrary to policies GP2 and SP3.

11. **RECOMMENDATION**

REFUSED

01 The development would have a significant adverse impact upon interests of acknowledged importance, namely safety and residential amenity due to the failure to demonstrate through an adequate Flood Consequences Assessment that the risks and consequences of flooding, including means of access and egress, can be acceptably managed. Therefore, the proposal is contrary to Policy SP3 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Technical Advice Note 15 (Flood Risk).

02 The development would have an adverse impact upon interests of acknowledged importance, namely residential amenity of future occupiers, due to a poor outlook and insufficient natural daylight entering the property, which could harm their well-being. Additionally, the inappropriate access arrangement is likely to create a fear of crime among residents. Therefore, the proposal is contrary to Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The development would have an adverse impact upon interests of acknowledged importance, namely residential amenity of future occupiers, with a failure to provide a noise survey to determine the impact of noise levels from internal or external sources and any mitigation to alleviate this impact. Therefore, the proposal is contrary to Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its ongoing requirement for affordable housing. This is contrary to Policy H4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 4381.PL.01 - Site Location Plan, 4381.PL.02 - Existing/Proposed Block Plans, 4381.PL.03 - Existing/Proposed Floor Plans Rev A, 4381.PL.04 - Proposed Floor Plans and Elevations, Planning Statement, Planning Statement, Flooding Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP3, SP13, SP18, GP2, GP4, GP5, GP6, GP7, H2, H8, T4, R7 and W3 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.