

# Notice of Decision



A Ayles  
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Newport  
NP20 4HF

## TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0992**  
Application Type: **Full**  
Proposal: **PROPOSED CHANGE OF USE FROM RETAIL PREMISES (USE CLASS A1) TO DWELLING HOUSE (USE CLASS C3) AND ASSOCIATED DEVELOPMENT THERETO**  
Site/Location: **27 East Street, Newport, South Wales, NP20 4BR**  
Decision Date: **5th June 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, registered by them on 10th January 2025. The application has been:-

### Granted with Conditions

#### STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

**Reason:** To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

#### ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: 101A- Proposed Ground Floor Plan, 104 - Revised Proposed Rear Elevations, 102 - Revised Proposed First Floor Plan, 106 - Revised Proposed South Elevations, 105 - Revised Proposed West Elevations, 103 - Revised Proposed Elevations, 103 - Proposed Elevation, 101 - Proposed Ground Floor Plan, 102 - Proposed First Floor Plan.  
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Prior to the occupation of the dwelling hereby approved, a scheme of biodiversity enhancement shall be implemented in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The location and details of these must be shown on relevant plans.  
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. Prior to the occupation of the dwelling hereby approved, the rooflight serving the rear bedroom shall be installed and retained in perpetuity  
Reason: to enhance the amenity of that unit in the interests of future occupiers. Policy GP2.
4. 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. Policies GP3 & GP7.

5. Notwithstanding the approved plans, at no time shall the flat roof of the property be used in any form as a balcony, roof terrace or sitting out area.  
Reason: To protect the privacy of occupiers of adjoining residential properties.
6. Prior to the commencement of the use hereby approved, the bin storage as indicated in 101 - Proposed Ground Floor Plan shall be fully implemented as approved and then maintained thereafter in that state.  
Reason: To ensure adequate bin storage is provided for the site in the interest of visual and residential amenity.

#### NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email [building.control@newport.gov.uk](mailto:building.control@newport.gov.uk). For advice on obtaining relevant permissions from the Highway Authority, please contact [highway.planning@newport.gov.uk](mailto:highway.planning@newport.gov.uk)

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP2, SP13, SP18, GP2, GP4, GP5, GP6, GP7, CE6, H8, T4 and W3 were relevant to the determination of this application.
3. Planning Obligations, Waste Storage and Collection, Parking Standards, Flat Conversions, Sustainable Travel and New Dwellings Supplementary Planning Guidance (Adopted August 2015) were relevant to the determination of this application.
4. 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.
5. The applicant is advised that pursuant to condition 02 of this permission the biodiversity enhancement scheme may include planting or a bird or bat box.

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

# Notes for Applicants

## TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
  - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
  - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
  - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework ([gov.wales](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).