

Delegated Decision Report

Application No:	24/0992	Statutory Period Expires:	11 th April 2025
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Site:	27 East Street Newport South Wales NP20 4BR		
Proposal:	PROPOSED CHANGE OF USE FROM RETAIL PREMISES (USE CLASS A1) TO DWELLING HOUSE (USE CLASS C3) AND ASSOCIATED DEVELOPMENT THERETO		
Applicant:	E Fisher		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is a two-storey terraced property situated within the Stow Hill Ward. The property occupies a corner plot adjoining East Street and Caxton Place. The site is located within an Archaeologically Sensitive Area, some 150m from the Town Centre Conservation Area and opposite a section of the city centre shopping area. There is little to no planning history on the site, however Google Maps footage shows that the property was occupied by a pet shop from around 2008, however it appears to have been vacant for a significant period of time.
- 2.1 The area predominantly comprises of residential properties, however there are a number of commercial properties within the surrounding area. The train station is situated approximately 104m away and the nears bus stop is situated approximately 120m away.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to change the use of 27 East Street from a retail premises (Use Class A1) to a dwelling house (use class C3) with associated development. The dwelling would comprise of an open plan living and dining area, with a kitchen, W.C and bin store at ground floor. At first floor level, there would be 3no. bedrooms and a bathroom. One of the bedrooms would have a Juliet balcony, which would be situated on the flat roof to the east of the property.

4. RELEVANT SITE HISTORY

4.1 None.

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 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.

4.1.51 “ Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed”.

5.3 FUTURE WALES: THE NATIONAL PLAN 2040

Policy 12 Regional Connectivity “Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time”.

Page 87 “Whilst we do not know what the future holds, the location and design of car parking should enable conversion to other uses over time”.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies SP1 (Sustainability), SP2 (Health), 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), H4 (Affordable Housing), CE6(Archaeology) T4 (Parking), and W3 (Provision for Waste Management) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 Planning Obligations, Waste Storage and Collection, Parking Standards, Flat Conversions, Sustainable Travel and New Dwellings Supplementary Planning Guidance (Adopted August 2015) are also relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 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 and Technical advice note (TAN) 18: transport are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Ecology Officer:** No comments received.

6.2 **Landscape Officer:** The application is for a change of use in a dense urban area. There are no opportunities for planting. I have no comments on the change of use other than the flat roof will provide some outdoor space. The balustrade should be detailed or present image provided as this will be open to public views.

6.3 **Drainage Manager:** Refer to SAB comments

6.4 **Environmental Health Officer:** After reviewing the submitted application, and considering its previous and intended use, I would recommend that the developer submit at least a Phase 1 Contaminated Land Assessment as a minimum requirement.

In view of the above the following conditions are considered relevant:

Contamination

No development, (other than demolition) shall commence until:

- a) *An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.*
- b) *If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.*
- c) *Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until:*
- d) *Following remediation a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.*
- e) *Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.*

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Air quality

It is noted within the Planning Statement that provision for future capability of electric vehicle charging points is incorporated as part of the proposals and that this can be secured via condition. To this end a condition is recommended.

Other opportunities to contribute to a reduction in emissions to air exist where low carbon heating systems are used and this should be encouraged at the development should it be permitted. The condition below is recommended accordingly.

Active travel and zero emission transport opportunities exist through new development by way of providing links to existing and new infrastructure. This should be explored wherever possible at development in this locality given the above considerations. A condition is recommend below.

Whilst the site in not within an air quality management area (AQMA), the traffic it will generate will cause accumulation in the nearby AQMAs. In view of this and the ongoing air quality action planning across Newport which seeks new development to contribute to reducing emissions the following conditions are recommended:

Conditions:

Low carbon heating

No development shall take place until a low carbon heating strategy and associated system 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)*

Anti Idling condition

Prior to commencement of the use herby permitted an anti-idling scheme aimed at all

vehicles using the site shall be submitted to the LPA for approval and thereafter be permanently retained.

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)

Access to Active Travel and low/zero emission public transport

No development shall commence on site until a scheme of active travel measures including but not limited to walking, cycling infrastructure and access to low/zero emission bus services has been agreed with the LPA.

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)

6.5 **Senior Scientific Officer:** No comments received.

6.6 **SAB:** It Does not appear that this will require a SAB application, however, if any external works beyond 100m² are undertaken then an application will be required.

6.7 **Waste Manager:** No comments received.

6.8 **Highways:** There are no details of cycle or bin storage, but there appears to be a passage accessible from the front where these could be provided. Suitable provision for cycle storage (domestic shed) should be secured by way of condition.

In terms of parking and servicing, the proposed use is considered to be less onerous than the existing. There are therefore no objections.

6.9 **Dwr Cymru 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.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following **Condition and Advisory Notes** 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.

6.10 **HENEB:** No objection.

6.11 **Planning Contributions Manager:**

1. Introduction

Based upon a 1 x 3 bed 'market' house, 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 would be £1,649

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

3. Fees

Administration Fee

The Council charges an Administration Fee of £200 for progressing and subsequent monitoring of the S106 planning agreement. To be paid upon signing of the agreement

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 04.02.2025.

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

I am the from the property directly next door to this property.

Whilst I am very glad that a development is taking place I am concerned about how the application includes a development over my flat roof.

If you look at the drawings of the existing there is a door with a hallway. That door and hallway is part of my property and goes into my shop.

Firstly I am not sure why that is on your drawings, and secondly I do not understand why on the proposed drawings there are a proposal to turn the flat roof into a balcony area.

I would appreciate it if somebody could clarify this and or if the drawings could be amended to reflect this.

I do not want a balcony that allows residents to walk onto my flat roof that I maintain that is used to enter the rear of my premises.

Proposed drawings to this development highlight an upstairs wall with no current window, demolished and converted to a potential "balcony area" area for residential use. I must stress that this be looked at with extreme care.

My premises operates a restaurant / takeaway and my part of the flat roof area holds commercial ducting and heavy duty fans for extraction systems and ventilation for the commercial kitchen. The area also has varies waste and outlet pipes for the flat above. This area is not designed for people to sit down as a balcony area.

Whilst I have no say in what happens on the applicants side of the flat roof area I would very much appreciate if this part of the design is not allowed to take place.

If however it is the case that you allow this to take place then could you please

- ask the applicant to redraw its submissions in accordance with boundary lines.
- drawings not to include my premises highlighted as a use factor
- if a balcony area is granted then the flat roof area would need to be rebuilt with a separation wall as to avoid anybody entering my property roof as it is a very big safety concern.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises a property that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The application site is situated in a residential area and in a highly sustainable location. The principle of development is acceptable subject to all other material planning considerations being suitably addressed.

8.2 Visual Amenity

8.2.1 Planning Policy Wales notes that an objective of good design is sustaining or enhancing local character. PPW goes on to note that the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

8.2.2 With regards to visual amenity, there are limited external alterations from the existing arrangement. The Design and Access statement indicates that the external appearance of the building will remain the same, however will include some improvements and modernisations. The signage will be removed from the front and sign of the property. As the property is currently vacant, the improvements to the front façade of the property are

welcomed and would be regeneration benefit. It is not anticipated that the development would detract from the character and appearance of the area, or impact on the setting of the Conservation Area.

8.2.3 It is proposed to install a Juliet balcony to the side elevation of the property, which would be situated above the flat roof to the East side of the application site. Whilst a Juliet balcony is not a typical feature found within the area, given its modest scale, it is not considered that there would be a significant impact on the visual amenity of the area.

8.2.4 On balance it is considered that the design of the proposed dwellings would not be visually harmful to the character and form of the surrounding area. The proposals accord with policy GP6 and SP18.

8.3 Residential Amenity

8.3.1 In terms of residential amenity, the New Dwellings SPG sets out standards for future amenity of occupiers and neighbouring occupiers. Whilst it is noted that the SPG does not specifically refer to conversions to dwellings, the principles of this SPG applies.

8.3.2 The New Dwellings SPG States that dwellings should have 1 square metre for every square meter of the unit's footprint of private amenity space. The physical constraints of the site do not allow for an outdoor amenity space to meet this requirement, however a small Juliet balcony has been proposed to serve one of the bedrooms. 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. It is noted that the application site is in a highly sustainable area, close to number of facilities including a local shop and café, and is situated near the City Centre. Further to this, the neighbouring properties along this terrace also do not have access to outdoor amenity space. In this instance, the overall benefit of securing additional residential accommodation when considering the proximity to city centre facilities weighs more heavily than the lack of outdoor private amenity space.

8.3.3 Given the lack of outdoor amenity space, consideration is given to the proposed light entering each room and their outlook. It is anticipated that living area to the ground floor would benefit from a sufficient outlook and are well served by windows, allowing a good amount of light to enter the room. With regards to kitchen, it is understood that the room is submerged, beneath the first floor and there is no potential for the implementation of windows and as such no potential for natural light. This arrangement is not ideal, and typically would not be accepted with the submission of a full application. However, given that this is an existing property, the constraints of the site are understood. It is anticipated that the level of light entering the living room windows could compensate for the lack of light entering the kitchen. It is considered that the regeneration benefits outweigh the lack of light entering the room in this instance.

8.3.4 3no. bedrooms are situated at first floor. The 2no. bedrooms facing East Street would each have a reasonably sized window, allowing a good outlook. The bedroom to the south east of the property would also benefit from a Juliet balcony. With regards to the bedroom to the rear, a window to the side is proposed and a roof light. Given the location of the window, it's anticipated that the light would be suppressed as it is immediately adjacent the wall of no.26 East Street. To ensure that there is a good level of light entering the room, the installation of the rooflight will be conditioned.

8.3.5 It is not anticipated that there would be an adverse impact on the residential amenity of neighbouring occupiers, in accordance with policy GP2.

8.4 Highways

8.4.1 The application site is situated within Parking Zone 2. The Parking Standards SPG states that a dwelling within Parking Zone 2 should provide 1 space per bedroom with a maximum of 3 with an additional space for visitors. In this case, 4no. spaces are required. The application site does not benefit from any off- street parking. Whilst it is understood that the application has a shortfall in parking, the application site is in a highly sustainable area,

being only 120m from the nearest bus stop and approximately 110m from the train station. The Highways Officer has confirmed that as the arrangement generates less parking than the current use, there would be no objection to the lack of parking. The proposals do not conflict with policy T4.

- 8.4.2 The Highways Officer has requested that a condition be added for the provision for cycle storage. It is acknowledged that the site is restricted, with no outside space. As such, there is limited space available for cycle storage. Given that the application site is situated in a highly sustainable location, it is not considered reasonable to refuse the application on the grounds of lack of cycle parking.

8.5 **Biodiversity**

- 8.5.1 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. Given the nature of works, it is anticipated that details of this could be secured via condition.

- 8.6.2 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, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.6 **Archaeology**

- 8.6.1 The application site is situated within an Archaeologically Sensitive Area. The conversion of the property does not involve any intrusive groundworks and as such, it is not anticipated to have any archaeological impacts. HENEB have offered no objection to the proposals. The proposed development accords with policy CE6.

8.7 **Environmental Health**

- 8.7.1 The Environmental Health Officer has offered no objection to the scheme, however has requested a number of conditions. The first condition that has been requested refers to submitting a Phase 1 Contaminated Land Assessment. The application is for a conversion only and there is limited construction proposed with the application. In this case, it is considered unreasonable to request such details.

- 8.7.2 The Environmental Health Officer states that Active travel and zero emission transport opportunities should exist through new development by way of providing links to existing and new infrastructure. Whilst the site is not within an air quality management area (AQMA), the traffic it will generate will be accumulative. On assessment of EH's comments, it is considered that the conversion to a 3no.bed home would be less onerous than the traffic to the shop that once existed. Additionally, the site is within a highly sustainable location. Therefore, a condition to impose an active travel scheme would be deemed unreasonable given the above.

- 8.7.3 Additionally EH have suggested, that the ongoing air quality action planning across Newport seeks new development to contribute to reducing emissions. Opportunities to reduce emissions through the use of low-carbon heating systems is recommended. On assessment, the development is not within a designated AQMA. Given the property is of small scale, this would be deemed unreasonable.

8.8 **Waste**

- 8.8.1 The Waste Storage and Collection SPG states that a 3no bedroom dwelling would require 1x120L bin and kerbside boxes for recycling. The application provides details of bin storage facility within the ground floor of the dwellings. Whilst the arrangement is not ideal, it is noted that the site is restricted. Further to this it is acknowledged that its former commercial use would also have required waste storage facilities and this would have likely been stored outside the commercial unit on the walkway. It is considered that the waste generated would be less onerous than the commercial use and as such is deemed acceptable. The Waste Officer has failed to offer comments, however it is understood that there is ample space within this storage facility to allow for the required bins as set out in the waste

storage and collection SPG.

8.9 **Section 106 Planning Obligation matters**

8.9.10 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?
Regeneration, Investment and Housing	Commuted contribution of £1649 towards the provision of offsite affordable housing provision based on a 30% target area	N/A	Full Heads of Terms agreed	No

The applicant has confirmed that they agree in full to the above Heads of Terms.

8.10 **Other Matters**

8.10.1 Concerns were raised by the neighbour regarding the structural integrity of the flat roof should it be used as a terrace. The balcony does not fully onto the flat roof, and extends only marginally to allow for a Juliet balcony. A condition will be added to ensure that the flat roof is not used as a terrace in its entirety.

8.10.2 Concerns have been raised regarding ownership of the flat roof balcony. The agent has confirmed that all the land within the red boundary belongs to the applicant and Certificate A has been signed within the application form. This is deemed sufficient from a planning perspective.

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. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

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 It is considered that the proposal accords with the aims and objectives of both local and national planning policy. The introduction of a residential use is appropriate within a residential area within a highly sustainable location within the defined settlement boundary. Additionally it is considered that the re-use of a vacant commercial building outside of any defined retail area would be a regeneration benefit and accord with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION

GRANTED WITH CONDITIONS

01 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.

02 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).

03 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.

04 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.

05 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.

06 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

01 This Decision relates to plan nos: 107 - Existing Ground Floor Plan, 112 - Existing South Elevation, 111 - Existing West Elevation, 110 -Existing Rear Elevation, 109 - Existing Elevation, 108 - Existing First Floor Plan, 105 - Existing First Floor Plan, 104 - Existing Ground Floor Plan, 106 - Existing Elevation

02 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.

03 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.

04 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.

05 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.