

Notice of Decision



J Donovan
Simple Plans
1 Clay Road
Berry Hill
Coleford
GL16 7GB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0634**
Application Type: **Full**
Proposal: **RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF THE UPPER FLOORS OF THE PROPERTY FROM RESIDENTIAL DWELLING TO 5 NO. BEDROOM HMO**
Site/Location: **11A Commercial Road, Newport, NP20 2PA**
Decision Date: **2nd October 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 6th August 2025. The application has been:-

Refused

Reason(s) for refusal:

1. 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 Policies GP2 and H8 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
2. The proposed development, by reason of size, siting and relationship with the residential accommodation fails to provide a suitable amenity area for the use of future occupiers. The secluded rear access arrangement related to the external amenity space and cycle store, would fail in the objective of preventing crime and anti-social behaviour and result in a fear of crime for future occupiers to the detriment of their amenities. The area has no functional link to the residential accommodation and is wholly unacceptable for such purposes. As such, the development is contrary to Section 17(1) of the Crime and Disorder Act 1998, Objective 9 and Policies GP2 and H8 of the Newport Local Development Plan 2011 - 2026 as well as Newport City Council SPG - Flat Conversions (October 2021).
3. The proposal would fail to provide suitable waste storage facilities to serve the proposed development. In addition, the development does not include suitable access arrangements for the cycle storage facilities, which would reduce travel options for the occupants of the development and undermine the development's sustainability and inclusivity. The access arrangements to the cycle store are not only inconvenient but also impractical for regular use, to the detriment of residential amenities. As such, the development is contrary to Policies GP2, GP4, GP6 and H8 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (Updated January 2017).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
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. This decision relates to plan Nos: Site Location Plan, PL01 Floor Plans and Block Plans As Existing, PL02 Floor Plans and Block Plans As Proposed, PL03 Location Plan, Planning Statement and Green Infrastructure Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). SP1 (Sustainability), SP3 (Flood Risk), SP18 (Urban Regeneration), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), GP7 (Environmental Protection and Public Health), T4 (Parking), W3 (Provision for Waste Management Facilities in Development) and H8 (Self Contained Accommodation and Houses in Multiple Occupation) were relevant to the determination of this application.
3. Newport City Council's Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (Updated January 2017) and Parking Standards 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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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) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email 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).