

# Notice of Decision



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

Application No: **25/0153**

Application Type: **Full**

Proposal: **CONVERSION, EXTENSION AND ALTERATION OF DERELICT SITE, WITH A TWO-STOREY BLOCK AT THE FRONT, THREE STOREY BLOCK IN THE MIDDLE AND A THREE STOREY BLOCK AT THE REAR, RETAINING COMMERCIAL USE TO THE FRONT SECTION AT GROUND FLOOR AND CREATION OF 9NO FLATS**

Site/Location: **83 Commercial Street, Newport, South Wales, NP20 1LR**

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 2nd April 2025. The application has been:-

### **Refused**

Reason(s) for refusal:

1. The proposed development, by reason of the layout of the proposed flats and their window arrangement, would provide inadequate natural daylight entering several of the proposed flats. In addition, future occupiers of the proposed flats would suffer from poor outlook and an unacceptable loss of privacy, resulting in a poor quality living environment. As such, the development is contrary to Policies GP2 and H8 of the Newport Local Development Plan 2011 - 2026 as well as Newport City Council SPG - Flat Conversions (October 2021).
2. 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).
3. The plans contain inaccuracies and inconsistencies which result in the Local Planning Authority being unable to ascertain the full extent and impact of the proposed development. Furthermore, the development fails to provide high quality design, with particular regard to the level of fenestration detail to the front and rear elevations and the significant expanse of blank elevation of the southern side of the development which would present an oppressive façade with no visual interest when seen from the public realm. As such, the proposal is contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
4. The development fails to provide adequate cycle and waste storage facilities. The facilities proposed are not separated from each other in dedicated spaces and would be shared by the occupiers of the commercial and residential uses. Furthermore, the application contains insufficient information in relation to servicing and the provision of waste collection and delivery arrangements

for the site. The proposal is therefore contrary to Policies GP2, GP4 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

5. The proposal does not include a Green Infrastructure Statement or an appropriate scheme for biodiversity net benefit, contrary to Policies SP1 and GP5 of the Newport Local Development Plan (Adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 of Future Wales.

#### NOTE TO APPLICANT

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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 (P AX 100 A), Front Elevation Existing, Front Elevation Proposed, Rear Elevation Existing, Rear Elevation Proposed, Side Elevation Existing, Side Elevation Proposed, Ground Floor Existing, Ground Floor Proposed, First Floor Proposed, Second Floor Proposed, Third Floor Proposed, Roof Covering Existing, Roof Covering Proposed, Design and Access Statement and Preliminary Roost Assessment for Bats, all received by the Local Planning Authority on 28th February 2025.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP2, GP4, GP5, GP6, GP7, CE7, H8, T4, R1, and W3 were relevant to the determination of this application.
3. Newport City Council Parking Standards and Flat Conversions Supplementary Planning Guidance was 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.

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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).