

Notice of Decision



L Jones
LRJ Planning Ltd
Pen-y-Rhiw
Redbrook Road
NEWPORT
NP20 5AB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0471**
Application Type: **Full**
Proposal: **CHANGE OF USE OF DWELLING (C3 USE) TO A 9 BEDROOM HOUSE OF MULTIPLE OCCUPATION (SUI GENERIS USE) AND CONSTRUCTION OF REAR DORMER**
Site/Location: **60 Ombersley Road, Newport, NP20 3EE**
Decision Date: **3rd December 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 11th June 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

01 The development shall be implemented in accordance with the following plans and documents:

LJR Planning: Planning Statement (June 2025), LJR Planning: Green Infrastructure Statement (November 2024), LJR Planning Parking Survey (November 2024), 4336.PL.06 Rev C.- Proposed Elevations, 4336.PL.05 Rev E - Proposed Plans, 4336.PL.02 Rev E.- Existing / Proposed Block Plan, 4336.PL.01 Rev A - Site Location 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 development hereby approved coming into beneficial occupation the cycle and waste store as detailed on approved plan 4336.PL.05 Rev E - Proposed Plans shall be constructed on site and then maintained for the lifetime of the development.

Reason - To make adequate provision for cycle storage in accordance with Policy GP4 of the Newport City Council Local Development Plan.

03 Prior to the development hereby approved coming into beneficial occupation the biodiversity enhancements as detailed on approved plan 4336.PL.06 Rev C shall be constructed on site and then maintained for the lifetime of the development.

Reason - In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy GP5 of the Newport City Council Local Development Plan.

04 Each room shall not be occupied by more than 1 resident at any time and no more than 9 residents shall occupy the premises.

Reason: To ensure there is adequate space available for each occupier in accordance with the space standards as set by the Housing in Multiple Occupation SPG as adopted by Newport City Council and in accordance with Policy H2 of the Newport City Council Local Development Plan.

05 Prior to the beneficial occupation of bedroom 9 a scheme to permanently close off the existing vehicular access on to Ombersley Rd shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the beneficial occupation of bedroom 9.

Reason: in the interests of visual amenity and highway/pedestrian safety.

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. For advice on obtaining relevant permissions from the Highway Authority, please contact 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.

The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required

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) 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).