

# Notice of Decision



K Dorrington  
K.W. Dorrington Architectural  
116 Aberthaw Circle  
Newport  
NP19 9QJ

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

Application No: **24/1046**

Application Type: **Full**

Proposal: **PROPOSED CHANGE OF USE TO 7NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION, INCLUDING SINGLE STOREY EXTENSION, BALCONY IMPROVEMENTS, GARAGE CONVERSION AND ASSOCIATED WORKS**

Site/Location: **19 Milman Street, Newport, NP20 2HR**

Decision Date: **13th March 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 26th December 2024. The application has been:-

### Refused

Reason(s) for refusal:

1. The proposed development, by reason of significant intensification of occupation would give rise to an unneighbourly effect arising from a greater degree of activity, noise and disturbance. The rooftop balcony, which does not have the benefit of planning permission, would have an adverse impact on neighbours by reason of loss of privacy, overbearing impact of the privacy screen and noise and disturbance from the increased number of users of the balcony which is at an elevated and prominent position in relation to neighbours. The residential use of the outbuilding would cause a privacy impact for neighbours given the rear facing windows. This is contrary to Policies GP2 and H8 of the Newport Local Development Plan, 2011-2026 (Adopted January 2015).
2. The proposed development constitutes overdevelopment of the site, increasing built form, reducing external outdoor amenity space leaving a relatively small external amenity space, with poor quality for sitting out, when considering the intensification of the use of the property. The occupiers of the 7 bedrooms proposed would have only one communal area that would serve as both a kitchen and lounge, which is inadequate to provide a reasonable level of amenity for future occupiers. This is contrary to Policies GP2, GP6 and H8 of the Newport Local Development Plan, 2011-2026 (Adopted January 2015).
3. The proposal would have a significant adverse effect on interests of acknowledged importance, namely safety and residential amenity by reason of flooding. The proposal results in an intensification in occupation and the provision of bedrooms on the ground floor with the first-floor refuge being far too small to cater for the number of proposed residents and their personal possessions. No information has been submitted that mitigates this objection, contrary to Policy SP3 of the Newport Local Development Plan 2011-2026 (Adopted January 2015) and Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

## 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: Location Plan, KD1988 1 Existing, KD1988 2 Proposed and Design and Access 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.

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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).