

Delegated Decision Report

Application No:	25/0918	Statutory Period Expires:	25th December 2025
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Site:	11 Baneswell Road Newport NP20 4BP		
Proposal:	PROPOSED CONVERSION OF UPPER FLOOR OFFICE SPACE TO CREATE 3NO. 2 BEDROOM FLATS		
Applicant:	RBM Management		
Type:	Full	Ward:	Stow Hill
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a corner property bordering West Street and Baneswell Road. The property is a two-storey property with commercial premises on the ground floor. The surrounding area holds a mix of commercial/ residential properties and is within close proximity to the City Centre.

3. DESCRIPTION OF DEVELOPMENT

3.1 The applications seeks the conversion of the first floor of 11 Baneswell Road to 3no. two-bedroom flats. The commercial units on the ground floor are to remain as existing. The upper floor would be accessed off Baneswell Road via an existing separate entrance. There are some external alterations, including the introduction of a window at first floor level on the East side elevation and the enlargement of an existing window.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
94/0693	CHANGE OF USE FROM DRESS SHOP TO HAIRDRESSERS	G	23/08/1994
90/0256	CHANGE OF USE OF PREMISES TO ESTATE AGENTS OFFICE	GC	09/05/1990

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies SP1 (Sustainability), 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, Houses in Multiple Occupation), CE6 (Archaeology) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 Technical Advice Note

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) 18: transport

Technical advice note (TAN) 21: waste

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Flat Conversions SPG (October 2021)
- Parking Standards Supplementary Planning Guidance (Adopted August 2015).
- Sustainable Travel SPG (July 2020)
- Waste Storage and Collection (Jan 2020)

6. CONSULTATION RESPONSES

6.1 Waste Officer:

We would anticipate each one of the flats receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid by each flat.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly

recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

6.2 Local Highways Authority:

The proposals do not provide any parking, however the residential use would not be more onerous than the office use. There is no apparent access to the rear or bike and bins storage within the building. It cannot therefore be supported by highways.

6.3 Ecology Officer: No comments received.

6.4 Drainage Manager: No comments received.

6.5 Housing Development Manager: No comments received.

6.6 Environmental Health: No comments received.

6.7 Newport Access Group: No comments received.

6.8 HENEB:

We have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows: A review of the 1st – 3rd Edition (1883; 1901; 1921) historic Ordnance Survey maps show no archaeological features within the proposed works area. The proposal includes a change of use. The works are of relatively small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.9 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.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below 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 SAB:

Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then SAB should be consulted.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04/11/2025.

7.1 18no. neighbours were consulted. No comments received.

7.2 **Councillor Kate Thomas:**

It is of concern that the amount of natural day light available in the lounge and dining areas of Flats 2 and 3 appears to be so limited.

Parking pressures on Baneswell are enormous and bearing in mind that the landlord is unlikely to be able to demand that occupiers will never use cars, the creation of 3 flats will add to local demand for kurbside spaces.

It is assumed that 2-bed flats will each be allocated a standard general waste bin and will also be required to have recycling boxes/bags. The plans appear to have overlooked the requirement for storage of these to be included in the plans.

No provision has been made for cycle storage.

Councillor Miqdad Alnuaimi:

In principle no objections, but note the following comments:

1.The application involves 3 number 2 bedroomed flats but does not include any parking provision for the future residents of these 3 flats. Clearly there is no provision for an off-street car parking on the site of the application. The On-street parking is controlled by residents Parking only permits on the adjoining Street of West street but not on Baneswell Road.. It could be that the location is considered as a sustainable location, but from past experience the residents would expect to be able to apply for parking permits. The comments of Highway Officer would be relevant to whether this application should be approved. Can future residents be tied to accept a no car parking agreement?

2.I could not see the details of any store for waste bins and recycling containers. Three flats would generate both waste and recyclables and that need to be managed properly for presenting the waste and recyclables in a tidy manner as well as clearing the receptors after collection.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.
- 8.1.2 The proposed development would constitute a change of use of the upper floor to a residential development from what is believed to be offices.
- 8.1.3 The land used is not designated as employment land. There is no National or Local Planning Policy that would restrict the loss of office accommodation. The change to residential in principle is acceptable subject to the assessment of other material planning considerations below.

8.2 When assessing the acceptability of self-contained flats, Policy H8 applies:

8.2.1 *Policy H8: Self Contained Accommodation and Houses in Multiple Occupation*

WITHIN THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO SUBDIVIDE A PROPERTY INTO SELF CONTAINED ACCOMMODATION, BEDSITS OR A HOUSE IN MULTIPLE OCCUPATION WILL ONLY BE PERMITTED IF:

i) THE SCALE AND INTENSITY OF USE DOES NOT HARM THE CHARACTER OF THE BUILDING AND LOCALITY AND WILL NOT CAUSE AN UNACCEPTABLE REDUCTION IN THE AMENITY OF NEIGHBOURING OCCUPIERS OR RESULT IN ON STREET PARKING PROBLEMS;

8.2.2 When assessing if the development would impact on the character of the area, it is considered the area holds a mix of residential and commercial properties. The introduction of 3no. self-contained apartments would not demonstrably harm the character of the area and therefore, deemed acceptable. In terms of the impacts to neighbouring properties, it is noted that the corridor window could overlook into the neighbouring property. This window can be obscure glazed and secured via condition. Noise insulation should be provided in accordance with building regulations to limit noise to neighbouring properties. In terms of parking, there is no parking proposed as part of the development, however, the existing office use would have a similar demand to the proposed residential use, and therefore, is acceptable in this instance. However, there is no cycle parking proposed as part of the development to the detriment of occupiers, and there is no scope for this to be reasonably conditioned at this stage. Therefore, the application does not satisfy Policy H8. This is further discussed below.

ii) THE PROPOSAL DOES NOT CREATE AN OVER CONCENTRATION OF HOUSES IN MULTIPLE OCCUPATION IN ANY ONE AREA OF THE CITY WHICH WOULD CHANGE THE CHARACTER OF THE NEIGHBOURHOOD OR CREATE AN IMBALANCE IN THE HOUSING STOCK;

8.2.3 This aspect of Policy H8 does not apply to this application.

iii) ADEQUATE NOISE INSULATION IS PROVIDED;

Given the residential/commercial setting, adequate noise insulation should be provided in accordance with building regulations. However, a noise impact assessment has not been provided. Without this information, it cannot be determined

if adequate noise levels would be experienced by occupiers. Therefore, this aspect of Policy H8 fails, and this is further discussed within the report.

iv) ADEQUATE AMENITY FOR FUTURE OCCUPIERS.

8.2.4 When assessing the impact to future occupiers, it is considered that adequate space has been achieved within the flats as per the Councils space standards set out within the Flat Conversions SPG, however, the light experienced within flats 2 and 3's living/kitchen areas would be limited. There is 1no. window to serve the room and this would be unacceptable for future occupiers' amenity. This is further discussed in the report. Moreover, bin storage and a management plan have not been provided, which would result in leaving bins on the highway. This is unacceptable. In terms of private amenity space, there is no outdoor space provided, however, given the location within proximity to the City Centre, this is deemed acceptable in this instance. It is therefore, considered the application fails to meet this aspect of Policy H8. This is further discussed within the report below.

8.3 Visual Amenity/ Character and Appearance

8.3.1 The property is a corner property bordering West Street and Baneswell Road. There are minor changes to the external appearance, including the addition of a window at first floor level to serve a bedroom within flat 2, and there is a window enlargement proposed which will serve the proposed kitchen in flat 3. These changes are minor and would not adversely impact within the visual amenity within the streetscene.

8.4 Residential Amenity

8.4.1 All of the flats proposed are 2no.bedroom flats and The Council's Flat Conversion SPG specifies desired standards for internal floorspace:

Beds/bedrooms	Flat type			
	<i>Studio</i>	<i>Converted</i>	<i>New</i>	
			<i>Common Access²</i>	<i>Walk Up³</i>
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

Figure 1: Desired standards for gross internal floor space (square metres)

8.4.2 The proposed flats floor space equates to:

- Flat 1= 62.5sqm
- Flat 2=65.5sqm
- Flat 3=64.5sqm

8.4.3 All flats meet the minimum space requirements as set out in the SPG and therefore, would provide ample living conditions for future occupiers in accordance with Policy GP2, H8 and the SPG.

8.4.4 In terms of overlooking, the Flat Conversions SPG states, *Rooms should be arranged and designed in a manner that maximises the living standards of occupants. For instance, living rooms, kitchens and bedrooms should neither overlook adjoining properties nor face high boundary walls. Living rooms, moreover, should not be next to, directly above or directly below a bedroom in a neighbouring property unless the fabric of the building contains suitable acoustic insulation.* The proposed flats are all situated on the first floor, and there are no residential properties above or below the proposed development. Moreover, kitchens are not adjacent to bedrooms in neighbouring properties. In terms of outlook, it is considered no habitable windows look directly into neighbouring residential properties, however, the communal corridor window overlooks directly at the neighbouring property as shown below. This window will be conditioned to be obscured glazed to prevent overlooking.



8.4.5 It is also noted and been raised by Councillors that there is 1no. window to serve the kitchen/dining/living areas of flats 2 and 3. Given the length of these rooms, it is considered that sufficient light may not serve the rear of the rooms, especially as the primary living area to the rear of the site. On a site visit conducted, the applicant suggested that roof lights could be fitted to the rear of the room. This could potentially overcome the lack of light issue, however, no information has been forthcoming to be assessed, and therefore, the scheme as it stands is unacceptable in this regard.

8.4.6 The rear bedroom window to serve flat 3 would face toward the rear property line of Bailey Street, the distance between these windows are approximately 21m and this would be acceptable.



8.4.7 Outdoor amenity space

There is no outdoor amenity space provision on site, however, the site is within close proximity to the City Centre. Furthermore, in line with the Flat Conversions Supplementary Planning Guidance document *FC 5.1* private amenity space is only required where the opportunity exists. As the opportunity does not exist, the proposal is considered to accord with the Flat Conversions SPG guidance on amenity space. There is accessible transport to amenity areas such as Belle Vue Park situated along Cardiff Road and the City Centre along the Usk River. However it is noted that there does not appear to be space within the site or current layout to provide waste/cycle storage internally or externally.

8.4.8 Noise

Moreover, the Flat Conversions SPG suggests, *in order to ensure that occupants have adequate living conditions, a converted flat in a noisy location should feature noise-attenuation and ventilation measures*. The area is a mix of residential and commercial properties within the vicinity. The application site is over the ground floor commercial unit. There does not appear to be a condition to control the hours of opening to these ground floor units. Whilst it is not unusual for residential units to be situated at first floor over the ground floor commercial units, the full noise impact cannot be assessed given the lack of information via a noise impact assessment which could have an adverse impact on residential amenity. Therefore, this does not accord with Policy H8 and Policy H2.

8.5 **Movement**

8.5.1 The application site is designated within Parking Zone 2. For the conversion of a property to self-contained apartments the requirement for residents is 1 space per bedroom (maximum 3 spaces per unit), and for visitors 1 space per 5 units. The proposed development would result in 6 spaces for residents and 1 space for visitors as per the Parking Standards SPG.

8.5.2 In terms of the existing use as what is believed to be offices, it is noted the parking provision in Zone 2 would be 1 space per 35m². The applicant has stated the site area is 248m², therefore, the demand would be approximately 7/8 spaces.

- 8.5.3 The highways officer has been consulted on the application and states that the proposals do not provide any parking, however, the residential use would not be more onerous than the existing office use. Moreover, it is concluded that the site is within close proximity to the City Centre. Therefore, this would be deemed acceptable in this instance.
- 8.5.4 However, the proposed development does not include provision for cycle or bin storage which has been raised by the Highways officer. There is no rear amenity space for the bin and bike storage. Given the proposal is for 3no. self-contained apartments, the cycle storage required is 1 space per 2 bedrooms, therefore, the proposal would require 3no. cycle spaces as per the Sustainable Travel SPG and this has not been provided.
- 8.5.5 The Waste Officer has also been consulted on the application and states that each one of the flats should receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid by each flat. There is no storage provision made for this. On a site visit, the applicant suggested that other properties keep bins on the street, and whilst it should be considered that many bins on the street are kept on the pavement, many houses are terraced houses built before waste regulations/management were implemented/required and for many commercial businesses, this is an existing situation. Moreover, the flat conversion scheme adjacent to the application site at 39 West Street that was granted under 23/0824 was approved with an external bin storage in a shared courtyard off the streetscene. In line with current guidance, it is considered that bin storage for new development should be provided off the streetscene. On a site visit, the applicant suggested that part of the ground floor commercial unit on Baneswell Road highlighted in red below could be taken out and a bin storeroom could be provided. On assessment, it is considered the loss of part of this shopfront, including the stall riser, would not be acceptable in this instance and it would lose a pleasant feature within the streetscene.



- 8.5.6 Therefore, there is a lack of cycle and bin provision contrary to the SPG and Policy H8, GP2 and GP4.

8.6 Biodiversity

- 8.6.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the*

development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied. No Green Infrastructure statement has been provided in line with the proposed development, however, in this instance, it is not needed and there is no loss to GI.

- 8.6.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). Given the scale of development, this can be reasonably secured via condition.

8.7 Other matters/further comments

- 8.7.1 Councillor Thomas and Councillor Alnuaimi provided comments on the application. Councillors raised concerns over the daylight into flats 2 and 3's lounge and dining areas. This has been addressed above.
- 8.7.2 Both Councillors also raised concerns over parking pressures as there is no parking provision as part of the application. It was also raised that the surrounding area on West Street is parking permits only, however, no on Baneswell Road. Given the existing use, it is considered that the proposed use does not exceed the current demand, and the highways officer has no objection to this. Moreover its sustainable location does contribute to this. This has been fully addressed within the report above.
- 8.7.3 Councillors further raised concerns over the lack of waste bins and cycle storage. In terms of bin storage, there is no management plan or store area off of the pavement. This would create additional bins within the streetscene. Moreover, there is no cycle storage proposed as part of the development which is unacceptable, and this has been discussed within the report.
- 8.7.4 HENEB were consulted on the application and confirm that archaeological mitigation is not required. The works are of relatively small scale, and it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low. As a result, there is unlikely to be an archaeological restraint to this proposed development. In the event archaeological remains are found, HENEB should be contacted.
- 8.7.5 Welsh Water were also consulted on the application and recommends the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system. SAB also state that a SAB application may not be required but if there are any external works exceeding 100square metres then SAB should be contacted.

8.8 Section 106 Planning Obligation matters

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?
<i>Regeneration, Investment and Housing</i>	<i>to provide on site affordable housing</i>	<i>30% affordable housing units at £14,610</i>	<i>None</i>	<i>NA</i>
<i>Regeneration, Investment and Housing</i>	Admin fee	£293	None	NA
<i>Regeneration, Investment and Housing</i>	Legal Fees	£700	None.	NA

HEADS OF TERMS AGREED BY APPLICANT

The Heads of Terms were sent to the applicant on Tuesday 4th November 2025. The applicant did not respond to the Heads Of Terms and therefore, it is concluded these have not been agreed.

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 Overall, it is considered that the flats meet the space standards set out within the Flat Conversions SPG providing ample space for future occupiers. However, there is a lack of information in regard to waste and cycle storage contrary to Policy and the SPG. Whilst the applicant has suggested a small waste room cut into the ground floor commercial unit to store waste, this is deemed unacceptable in this instance given the loss of stall riser on the unit. It is also considered there is insufficient light which would serve the main living area within flats 2 and 3 at the detriment of future occupiers. In terms of noise, no noise assessment has been provided in line with the application to determine if the noise experienced by residents is acceptable within the flats. Finally, the s106 agreement has not been signed, and therefore, the application is refused.

11. DECISION

REFUSED

01 The development would have an adverse impact upon interests of acknowledged importance, namely, upon the living conditions of future occupiers. The scheme would fail to provide sufficient levels of light and outlook for future occupiers into flats 2 and 3 within

the kitchen/living areas contrary to Policy GP2 and H8 of the Newport's Local Development Plan 2011-2026 (Adopted January 2015) and the adopted Flat Conversions SPG (2021).

02 The proposed development is not supported by information relating to waste or cycle management and storage, to the detriment of future occupiers and impact on users within the streetscene. This would be contrary to the adopted Flat Conversions SPG (2021) guidance and Policy GP2, H8, and W3 of the Newport's Local Development Plan 2011-2026 (Adopted January 2015) and The Waste Storage and Collection SPG (2020).

03 The development would have an adverse impact upon interests of acknowledged importance, namely, upon residential amenity. There is no information provided on noise levels experienced by residents within the flats. No information has been provided in the form of a noise impact assessment to justify this. The proposal is contrary to Policy GP2 and H8 of the Newport's Local Development Plan 2011-2026 (Adopted January 2015) and Flat Conversions SPG (2021).

04 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL01 - A3 - EXISTING & PROPOSED GROUND FLOOR PLAN; PL05 - Proposed Front/Side Elevations; PL04 - Proposed First Floor Plan; PL03 - Existing Front/Side Elevations; PL02 - Existing First Floor Plan; PL01 - Existing Ground Floor Plan; OS01 - Site Location Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6, GP7, T4, W3 and H8, CE6 were relevant to the determination of this application.

03 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.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

05 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and

were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

06 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.