

Planning statement

Address	25 Charles Street, Newport, NP20 1JP
Proposal	Change of use of 1 st and 2 nd floor to create 2 no. flats
Date	April 2025

Introduction

This proposal consists of a change of use to the first and second floors of this property to create 2 no. 2 bedroom flats.

There is evidence of 'residential' use on these floors based on the internal arrangement.

The ground floor is currently used as a café including the rear garden area.

Charles Street is an area with mixed residential and commercial. Most properties have commercial on the ground floor and residential above.

Parking

This premises doesn't benefit from any private parking provisions however is in close proximity to several car parks. Bus and train stations in very close proximity also being set within Newport City Centre. The area is within Parking Area 1.

There is marginal change (if any) in parking demands for the property with this proposed change of use.

Bin storage

The owner also owns number 27a and 27b where bin storage can be accommodated for this proposal.

Biodiversity

No external changes. The 1st and 2nd floors don't have access to the rear garden therefore no additional measures can easily be implemented.