

Delegated Decision Report

Application No:	25/0531	Statutory Period Expires:	5th January 2026
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Site:	<i>Bridge Buildings 1A Godfrey Road Newport South Wales NP20 4NX</i>		
Proposal:	<i>CHANGE OF USE TO PROVIDE 12 NO. UNITS OF TEMPORARY RESIDENTIAL ACCOMMODATION TOGETHER WITH COMMUNAL FACILITIES</i>		
Applicant:	<i>D2 Propco Limited</i>		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site, 1A, is accessed off Godfrey Road and located to the rear of residential dwellings. The application site has its own access point to a parking area. The unit is a red brick building, and is a two storey unit with a converted loft area. The application site is within close proximity to Newport train station and the City Centre. The unit is also within close proximity to the Clytha Park Road Local Centre. Employment Land on Godfrey Road has been designated adjacent to Newport train station (2ha). The area holds a mix of residential and commercial properties.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the change of use of the unit to a 12no.bedroom temporary residential accommodation unit with communal facilities.

3.2 The building will be managed by the applicant D2propco ltd and utilised by the Newport City Council to accommodate residents requiring temporary and short term housing. There will be staff on site 24/7 and the number of staff will usually be one or two. In addition, the clients will be provided with floating support tailored to their needs, by providers commissioned by the council. The lengths of time that individual will reside in the accommodation will vary, depending on the availability of appropriate housing to enable them to move on. However, it is worth noting that the occupation is unlikely to be very short term in many cases. There is a management plan and set of house rules provided. The curfew time is set at 22:00pm and the front gate will be locked at this time, the gate will then be reopened at 07:00am the following day.

3.3 The four parking spaces provided on site are only likely to be utilised by management staff and visiting support workers it is very unusual for this client group to own their own vehicle. On site cycle storage will be provided for residents.

3.4 Individuals will have their own room containing a bed, wardrobe, drawers, their own undercounted fridge freezer for storing food, bedding, TV point, and access to the Internet. All other areas will be shared/communal spaces.

- 3.5 On the ground floor there are 4no. bedrooms, 1no. bathroom, 2no.WCs and 1no.shower room, a living room, an office, a kitchen and a laundry room. On the first floor there are 4no.bedrooms (one with an ensuite), 1no. Bathroom, 1no.WC, and 1no. shower room, 1no. kitchen, 1no. laundry room, 1no. meeting room, and 1no. living room. On the second floor, there are 4no. bedrooms and 1no. bathroom.
- 3.6 There are minor external alterations proposed including a new patio doorway on the South West elevation, and a new ground floor window on the North eastern elevation. A patio area has been provided to the South West and a cycle store and bin storage to the North East.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/1199	RETROSPECTIVE APPLICATION FOR EXTERNAL EXTRACTION FAN	R	23.02.2023
06/1340	CHANGE OF USE FROM 'ROOF' STORAGE TO OFFICE ACCOMMODATION TOGETHER WITH NEW ROOFLIGHTS		
04/0808	DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO STOREY OFFICE BLOCK AND PARKING AREA	GC	28/01/2005
99/1215	REDEVELOPMENT OF SITE FOR TWO STOREY OFFICES WITHIN CLASS B1	GC	09/02/2000
99/0348	DEVELOPMENT OF CAR PARKING AREA (RESUBMISSION)	R	02/06/1999
98/0948	DEVELOPMENT OF CAR PARKING AREA	R	27/11/1998

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)

The following policies of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are considered relevant to this proposal:

- SP1 Sustainability: seeks to ensure the development takes into account sustainable development principles.
- SP12 Community Facilities: Development that affects existing community facilities should be designed to retail or enhance essential facilities.
- SP13 Planning Obligations: Proposals of this scale will be required to provide or make contributions to infrastructure.
- SP18 Urban Regeneration: Proposals will be favoured which assist in the regeneration of the urban area.
- GP1 General Development Principles – Climate Change: This policy seeks to ensure that the development is to withstand climate change over the lifetime of the development.
- GP2 General Development Principles – General Amenity: There is to be no significant adverse effect on the amenity of the existing or new community.
- GP4 General Development Principles – Highways and Accessibility: The proposal must not detrimentally affect the highway capacity. There must be adequate public access and any new roads must be compliant with the Councils design scheme.
- GP5 General Development Principles – Protection of the Natural Environment.
- GP6 General Development Principles – Quality of Design. Good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment.
- GP7 General Development Principles – Environmental Protection and Public Health: This policy seeks to ensure that there is no unacceptable harm to health from a development.
- T4 Parking: This policy requires adequate level of parking to ensure there is no detrimental impact on the new site or existing community.
- W3 Provision for Waste Management Facilities in Development: Where appropriate, provision will be sought in all new development for facilities for the storage, recycling and other management of waste.

- CF12 Protection of Existing Community Facilities: Outlines that proposals that would result in the loss or change of use of buildings currently used for community facilities will only be permitted if:
 - Alternative provision can be made, of at least an equal benefit to the local population; or
 - It can be demonstrated that the existing provision is surplus to the needs of the community.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Parking Standards SPG
- Waste Storage and Collection SPG

- Air Quality SPG
- Sustainable Travel SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey on this occasion. However we can never totally rule out the presence of bats, so we should attach an advisory note as below alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works.

The GI Statement is adequate in that it sets out some biodiversity enhancement measures which are reasonable considering the location.

6.2 Local Highways Authority:

It is proposed to convert the offices to temporary accommodation. It is not clear what circumstances residents would find themselves in to be here or how long they are likely to stay. It is therefore difficult to assess the likely car ownership/ parking demand.

The plans indicate four parking spaces, but it appears that more could be accommodated.

The access to the premises is sub-standard and would not be approved, mainly for reasons of pedestrian safety. However, comparison of the extant and proposed uses would suggest that there would be no intensification of use. Indeed a reduction is potentially possible.

Cycle storage is indicated on the plans, but no details have been provided. This should be secured by way of condition to ensure appropriate levels of secure cycle parking.

Refuse storage is indicated but appears to involve excessive drag distances and bins being presented for collection where they obstruct the access/footway.

A refuse management plan condition is requested to ensure that bins are not all left on highway permanently.

In summary there are no objections, subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of how HGV movements will be managed to ensure that no waiting will occur on the highway and shall set out operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details. Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers

6.3 Tree Officer: No comment received.

6.4 Drainage Manager: No comments received.

6.5 Environmental Health Officer: I refer to the above application passed to the Environmental Protection Team for comment.

I confirm I have no objections to the proposals; however the following condition should be attached to any permission granted;

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the (floor/ceiling)/(party wall)* structure between rooms shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6.6 HMO licensing: No comments received.

6.7 Gwent Police:

I have reviewed the development plans and associated documents through the Newport Planning portal. Should any of these drawings be revised with significant alterations to the building design, layout, and/or specification level can I please request these are forwarded on. To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Allt-yr-Yn, for a 12-month period between 1 st July 2024 – 1 st July 2025. From a Policing perspective the development is located in the Newport Council area, within the Bettws section and Allt- Yr-Yn -Ward. The Allt-Yr-Yn ward is 1 of 6 wards covered by the Bettws section. The analysis of the statistics for the development location has focused on crime/incident types that could potentially pose a threat, risk, or harm to the development. The location of the development is located on the boundary of the Stow Hill ward. From examining the crime/incident data, the Stow Hill section/ward in Newport is one of the highest recording crime/incident areas within Gwent. It is a demand driver for Gwent Police due to the Gwent Police high volume of footfall, retail, commercial, and

nighttime economy premises. I believe that the changes to 1a Godfrey Road, will have an effect on Policing.

Policy Support:

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.

- Section 17 of the Act states:

“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

- TAN 12 Design. Para 5.17.1 “Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”

Planning Policy Wales

- 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.

- 8.2.1. – Transport – Provision of safe, convenient and well signed routes

- 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities

- 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

Should this Planning application be approved, I recommended the below management is in place:

Management Plan

The Landlord and staff should have a Management Plan in place:

- The staff who manage the site are vetted.

- There is to be 24/7 cover.

- The Manager is acquainted with the Crime and Reduction Officer(CADRO) for the area, as this will help to build a good working relationship with the local Police.

- In addition to the above, it is recommended that neighbouring residents are provided with a contact number for the Manager and staff so that any issues can be raised immediately and a solution found at the earliest opportunity. This will help to prevent any possible neighbour disputes and promote good neighbour relationships between all parties.

- Appropriate Fire Risk Assessments are in place and include adequate fire warning and prevention measures.

Following the advice and guidance from the Secured by Design Residential Guide 2025, combined with the reported crime/incidents for the area, I make the below design, layout, and physical security recommendations for the development.

Recommendations for design out crime

- 6.8 SAB: No comments received.
- 6.9 Waste Manager: No comment received.

6.10 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 **Condition 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.

Sewage Treatment

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water supply system to accommodate the development. The applicant will need to apply to Dwr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water industry Act 1991. The applicant attention is drawn to our new water connection application guidance notes available on our website.

6.11 Housing Manager:

We support the planning application to develop 1A Godfrey Rd into temporary residential accommodation together with communal facilities.

This accommodation will be used by NCC for the temporary placement of homeless households. There is a need to provide good quality temporary accommodation, in different areas of the city, to alleviate pressure on services and budgets, and to meet the needs of the many households struggling to find affordable housing solutions.

The accommodation provides bedrooms of an adequate size for a single adult occupant, in conjunction with the shared living areas, kitchens, bathrooms/bathrooms/WCs and laundry that ensure occupants have access to all basic amenities.

We note concerns raised regarding parking, however, from experience we are aware that the only a small percentage of homeless households are car owners, which will limit the impact on parking issues. The provision of CCTV, on site staff, 24/7 on call response and support provision for residents will ensure the units are well managed. We note the inclusion of both office space and a meeting room, to enable the provision of on-site staff and support provision.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16/07/2025, Site Notice was put up on 18/07/2025.

7.1 NEIGHBOURS:

117 neighbours were consulted. 6 comments were submitted and have been summarised below. (Full comments are published online).

- Concerns over the existing gate at the entrance to 1A being open. The gate is currently locked at night between 6pm-5am. Keys are provided to tenants along Godfrey Road as their method of maintaining personal security to their flats and as access in emergencies. This will no longer be the case.
- The landlord of the flats at 1 Godfrey Road had concerns over development under the archway and of the front gate as it is within the landlord of flats 1,2,3 1 Godfrey Roads ownership. Landlord needs access through the archway 24hour as it is also a fire route. Will the gate be left open for the landlord/residents of 1 Godfrey Road?
- Concerns over anti-social behaviour in this area and serious safety and security concerns to existing residents along Godfrey Road. Tenants on Godfrey Road expressed they would not feel safe and leave the area.
- More rubbish generation, people using the wrong bins. The addition of 12no. bins on the pavement on collection days are an issue. There is no space. Rat problems.
- Issues of parking, Parking on Godfrey Rd for permit holders is already ridiculously busy and difficult, 12 more tenants with permits will make it impossible.
- vehicular access to Bridge Buildings is defective and dangerous for both pedestrians and passing traffic. This is especially the case for pedestrians that walk from Clytha Park Rd retail area towards the Civic Centre, it is not possible to see a pedestrian as you exit the archway.
- Lack of privacy especially for the ground floor flat at 1 Godfrey road, who's bedroom and bathroom windows are highly exposed.
- Larger movement of people in the area and in the rear.
- Too many residential properties, cramped
- vehicles accessing the new accommodation at 1A via the pavement on Godfrey Road would be coming and going at all hours not just during standard business times. These cars would pass directly alongside the ground floor flat bedroom window, creating ongoing noise and light disturbances.
- Concerns over the type of people residing in the unit
- Deterioration of the local vicinity
- Concerns over 'temporary accommodation', and the use as a potential HMO.

- Concerns of changing from commercial to residential will lead to increased noise 24hours a day.
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7.2 COUNCILLORS:

Councillor Pat Drewett, Councillor Matthew Evans, and Councillor David Fouweather submitted no formal comments in line with the application.

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. The proposal comprises the re-use of an existing building that is located within the urban boundary and within a sustainable location and the efficient use of land is encouraged. A full assessment is carried out below.
- 8.1.2 The applications is for a hostel use which is intended to be managed by the applicant and utilised by the Newport City Council to accommodate residents requiring temporary and short term housing. The proposed rooms are for single occupants as confirmed by D2Propco Ltd. Each floor has bathroom facilities, with 2no. large living areas and 2no. kitchens, as well as laundry rooms and office rooms. The length of tenancy depends on the circumstances of the tenant and the housing team have confirmed this can vary. The Housing team have provided examples from a similar development stating, *the length of occupancy is 97 days on average across all the occupants that have stayed or are staying there. One client has been at the property for 378 days so far (this is the longest placement).*
- 8.1.3 It should be clarified that this application is for a proposed temporary accommodation for Newport City Council, and relates to a hostel use with the intention of it being managed by D2PropCo Ltd, and utilised by the Council's Housing Team through separate agreement. The application is not for a House in Multiple Occupation in planning terms and therefore policy H8 (and the HMO SPG by association) is not directly applicable in this instance.
- 8.1.4 There is case law on whether a proposed use constitutes a hostel or a HMO but this is determined on a fact and degree basis. In 1985, in the High Court judgement in the case of *Panayi v SoS for the Environment and Hackney LBC*, it was argued that the presence and use of some of the features below combined were sufficient to distinguish the use of the premises as that of a hostel:
- The presence of dormitories and/or communal or shared facilities
 - The use of the premises in accommodating specific categories of people e.g the young, or homeless
 - Whether the premises are serviced and/or supervised
 - Whether payment is made by the Local Authority
 - Whether payment is on a nightly basis

- Whether the residents are transient in the sense that they are placed in the accommodation whilst awaiting accommodation elsewhere
- The requirement of fire or safety certificates indicating the type of usage
- The display of such notices or other indicators which may indicate the type of usage e.g fire certificates, public fire notices for use by staff and guests.

8.1.5 The proposal would operate as a traditional hostel for short stay terms including shared facilities for occupiers, which in this case would be placed by the Local Authority with management / CCTV supervision. Staff will be present at the site 24/7, and weekly food packages will be delivered to each resident. D2 will be responsible for all certificates and insurance.

8.1.6 On the basis of the above the application has been described as and determined to be a Hostel. This is a sui generis use for the purposes of the Town and Country Planning (Use Classes Order) 1987 (as amended) and does not benefit from any permitted development rights to change to alternative uses.

8.2 *Office accommodation*

It is understood from previous planning history that the unit has been used as B1 office use, and a condition restricted this use under 04/0808. However, it is considered 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 on this unit, and there is alternative employment land designated within close proximity to the rear of the train station. Therefore, the existing office accommodation does not provide essential facilities for the community. The proposed use as temporary accommodation for Newport City Council is therefore considered to accord with policy SP12 and CF12. A full assessment is carried out below.

8.3 *Design and Amenity*

8.3.1 PPW12 makes it clear that good design is fundamental to creating sustainable places where people want to live, work and socialise. In addition, policy GP2 requires development to not have a significant adverse effect on local amenity, not be detrimental to visual amenities of nearby occupiers or the character or appearance of the surrounding area and to provide adequate amenity for future occupiers.

8.4 *Design*

8.4.1 A new patio doorway is proposed on the South West elevation, and a new ground floor window on the North eastern elevation. These external changes are minor and would be acceptable in this location in accordance with GP6. The Police have commented on the application and have provided some standard design security measures. It was recommended that the gate under the archway should be utilised to prevent unauthorised access. This has been addressed within the management report, and the gates will be shut at 22:00pm and reopened at 07:00am. Other suggestions include lighting within the area, clear signage, safety doors etc.,

8.5 *Residential Amenity*

- 8.5.1 The submitted layout demonstrates that room sizes will vary from 6.7sqm to 14.4sqm. Whilst there is no adopted planning guidance on acceptability of bedroom sizes for hostels, as a reference and a guide in terms of room size, the HMO License standards state a single bedroom should have a minimum size of 6.5sqm and a double should be 10.22sqm. As all rooms are for single occupancy, all of the bedrooms exceed the minimum HMO licensing standards, and on the whole are acceptable. It is also considered that each room should have at least one window. On assessment, some of the rooms hold a single roof light. On a site visit it was confirmed that these roof lights provided adequate light into the room and would provide adequate ventilation measures. Although the rooms served by roof lights would have limited outlook, it is considered that the unit is intended for short term emergency housing for homeless groups placed by the Council before a more permanent placement is found. Moreover, it is considered there are large communal areas within the unit and the site is sustainably sited in close proximity to the City Centre, Clytha Local Centre and the Train station. Given the short-term nature of the scheme, this relationship is deemed acceptable, and therefore, there will be a condition imposed to limit the length of stay for occupants to 365 days to experience adequate residential amenity, as the scheme would not be suited to long term residence due to the factors outlined above.
- 8.5.2 The communal areas provided are as important to ensure bedrooms are reserved as private spaces for occupiers and there is no need to travel off site to cook or do laundry, thereby offering tenants the basic expectations of being able to eat and cook for themselves and clean clothes etc on site. This potentially facilitates communal interactions amongst tenants and associated support within the hostel environment. The inclusion of both office space and a meeting room will enable the provision of on-site staff and support provision. There is some external space provided on site that would directly serve occupiers; however, this is limited and small. Despite this, the proposal is intended to provide short term accommodation, and the site is located within a reasonable walking distance of the City Centre. Overall, taking into account the room sizes and layout of the hostel accommodation, it is considered to offer an acceptable standard and amenity for its occupiers.
- 8.5.3 The Housing Team support the application and state, this accommodation will be used by NCC for the temporary placement of homeless households and there is a need for this accommodation across Newport. The Housing team have stated that the accommodation provides bedrooms of an adequate size for a single adult occupant, in conjunction with the shared living areas, kitchens, bathrooms/bathrooms/WCs and laundry that ensure occupants have access to all basic amenities. Therefore, this aspect is deemed acceptable.
- 8.5.4 In regard to noise, it is considered the unit is set back from the road behind existing residential properties. The Environmental Health Officer has provided comment on the application and suggests that there are no objections to the application, however, details of a sound insulation scheme should be submitted to the LPA. On assessment, it is

considered that noise insulation is covered by building regulations, which should be fitted in accordance with their regulations. Therefore, the condition will not be added in this instance.

8.6 *Neighbouring Amenity*

In regard to the gates at the front of the site, the landlord of 1 Godfrey Road claims the ownership of the gates and land under the archway, and thus, holds concerns that the applicant is making changes on their land. The applicant has now served notice on the landowner and tenants at 1 Godfrey Road (this is further discussed in section 8.10). D2Propco have stated they will be responsible for a new gate with a new lock system, and it has been agreed between the landlord and the applicant, that tenants of the flats will be given the code for the front gate and will have 24hour access through this gate. A management plan/agreement has been drawn up and agreed by the landlord of 1 Godfrey Road to detail the arrangements and future procedures in terms of code changes and how tenants will be informed etc.. This will ensure the tenants will have access through the gate in emergencies. It was also noted there are secondary gates set back into the site but within the applicant's ownership. The applicant has ensured that the landlord will have access through these gates 24hours a day. As forementioned this is further discussed in section 8.10.

- 8.6.1 With regards to the impact on neighbouring properties, there would be no external alterations that would adversely impact neighbouring amenity. The proposed bedrooms at first floor level would utilise existing windows. The closest window at first floor level to the rear boundary of houses on Godfrey Road would be approximately 11m away and this is deemed acceptable. It also appears there is an appropriate separation distance between windows at Godfrey Road and the first floor windows on the host site.

View from closest first floor window to rear of Godfrey road:



- 8.6.2 Views can also be directed toward to the rear of Clytha Park Road as shown below. This is set up from the host site which limits views and does not create an unacceptable degree of overlooking.

View from first floor window facing toward the rear of Clytha Park Road:



- 8.6.3 Many of the windows on the rear elevation of the property are high level windows. These face onto a blank wall. It is considered the rooms in which these primary windows serve are kitchens, laundry rooms, office rooms, and bathrooms. Therefore, this is deemed acceptable.
- 8.6.4 There is a ground floor flat as detailed below which is situated within the courtyard of the property and accessed off Godfrey Road. Concerns have been raised by neighbours regarding increased footfall and vehicle movements past the flat's window, potentially causing noise and privacy issues. However, this is an existing situation, as the unit currently operates under B1 use as offices, which already generates daytime foot traffic, particularly during lunch hours. Given there are no restrictions on hours of operation under the existing use, we should consider the fall-back uses, which the unit could lawfully operate 24/7 (e.g., as a call centre) leading to footfall and noise disturbance throughout the night. Under this application, a management plan has been proposed to try and limit disturbance, including measures such as closing the entrance gates at 22:00pm and reopened at 07:00am, and designating an outdoor amenity space away from the residential properties along Godfrey Road. These steps are expected to reduce footfall past the window during unsociable hours and mitigate the identified concerns. Therefore, while some level of foot traffic remains, the proposed management plan is considered adequate.

Ground floor flat at Godfrey Road:



8.6.5 When assessing the impact on the area, hostels can give rise to perceived impacts and fear of anti social behaviour and similar negative impacts on residential amenity due to the transient nature. Such uses offer opportunities to avoid homeless people moving to the street with the intrinsic risks associated with rough sleeping to both the homeless person and the wider community. There is no dispute that such accommodation is a valuable part of the housing provision as makes rooms available for short term periods whilst longer term accommodation is found. It is an important part of what is effectively a stepped process to ensuring homeless people do not resort to rough sleeping and facilitates the preservation of safety, dignity and wellbeing for those that do find themselves homeless for any reason. In this case any fear of anti social behaviour or crime generally is not supported by the Gwent Police, however, it is noted that the Police comments suggest that the location of the development is located on the boundary of the Stow Hill ward. From examining the crime/incident data, the Stow Hill section/ward in Newport is one of the highest recording crime/incident areas within Gwent. It is a demand driver for Gwent Police due to the high volume of footfall, retail, commercial, and nighttime economy premises. The comments state that the changes to 1a Godfrey Road, will have an effect on Policing. As outlined above, the hostel is staffed 24/7 and CCTV is also in place and active throughout the day and night. The site appears to be well managed with protocols in place should occupiers not adhere to house rules. There has been a no tolerance for ASB and this is identified within the house rules which is a signed agreement and any failure to comply with this could result in eviction. This application is supported by a management plan that provides detailed information on such issues as security, cleaning, parking, house rules and maintenance. Concerns had been raised by neighbouring properties over the increase of ASB within the area due to the front gate at the access now being kept open instead of locked at night. However, since these comments, the applicant has stated that a curfew will be in place for 22:00pm, and the front gate will be locked at this time. This will limit pedestrian footfall within the area. Moreover, the re-use of the property and associated works have merit to be afforded weight. The provision of managed accommodation of this type is needed and integral to the effective operation of the housing system and care of those in need or made vulnerable through homelessness. Effective management of such accommodation is important to prevent risks to both occupiers and the wider community and officers are mindful that the proposed use has significant merit but that this must also be suitably conditioned to ensure it is delivered effectively and subsequently managed in accordance with the details provided with this application.. Conditions relating to the implementation and adherence to the submitted management plan, limitation of maximum occupancy levels and room numbers as per the details

provided and provision and retention of parking are all matters that can be controlled via planning conditions.

8.7 *Waste*

- 8.7.1 A bin store is shown on the plans to be located to the North East elevation of the building, accessed from the front elevation. which will be presented upon the bin presentation point on bin collection day. The occupiers will be responsible for placing their own rubbish in the communal bins. The 24/7 on site staff will ensure that the occupiers keep to these responsibilities to maintain the cleanliness and organisation of the site. The bins will be returned to the storage area once emptied on bin day so that they do not remain at the site frontage for any longer than one day. We note that D2 Propco are a licensed waste carrier, so in the unlikely event that there's extra waste, we will be able to dispose of the waste imminently. Implementation and management of the bin store can be secured via condition. The highways officer states that refuse storage is indicated but appears to involve excessive drag distances and bins being presented for collection where they obstruct the access/footway. However, the information in regard to the location of bins is deemed acceptable, and in close proximity to the development.

8.8 *Highways and Movement*

- 8.8.1 The Highways officer has been consulted on the scheme and suggests, the access to the premises is sub-standard and would not be approved, mainly for reasons of pedestrian safety. However, comparison of the extant and proposed uses would suggest that there would be no intensification of use. Therefore, this is deemed acceptable. The application site also benefits from 4no. parking spaces, the highways officer suggests that more could be accommodated, however, given the proposed use, there are no further objections to the parking spaces provided. The Housing Team have also commented and state from experience we are aware that the only a small percentage of homeless households are car owners, which will limit the impact on parking issues in line with Policy GP4.
- 8.8.2 Cycle storage has been provided on the plans but with limited details, therefore, this will be secured via condition.

8.9 *Landscape and Ecology*

- 8.9.1 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The applicant has stated that a Woodstone House Sparrow Box will be provided on the South West elevation, and a Bat box on the North East elevation and bee blocks in the surrounding boundary wall. These measures are deemed acceptable and will be secured via condition.
- 8.9.2 In addition, in accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement. The Ecology Officer has reviewed the GI statement and suggests The GI Statement is

adequate in that it sets out some biodiversity enhancement measures which are reasonable considering the location.

- 8.9.3 The Ecology Officer has also provided comments in regard to the presence of bats. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so a bat survey is not needed on this occasion. However, an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works will be attached.

8.10 **Other Matters**

- 8.10.1 A number of neighbouring/public comments have been submitted and are discussed below.
- 8.10.2 Firstly, the landlord of 1 Godfrey Road claims ownership of the land under the archway and the front gates, however, this had been included within the red line boundary ownership of the applicants site location plan. This has been investigated, and the applicant has now served notice on the landlord of 1 Godfrey Road and Flats 1,2,3 1 Godfrey Road.
- 8.10.3 Concerns were raised over the existing gate at the entrance to 1A being left open 24hours. The gate is currently locked at night between 6pm-5am. Keys are provided to tenants along Godfrey Road as their method of maintaining personal security to their flats and as access in emergencies, and concerns were made over increase ASB and security concerns to the rear. Since the submission of these comments, the applicant has suggested that the gates at the entrance will be shut at 22:00pm, and a curfew put in place. Whilst there still may be some footfall experienced between the hours of 18:00pm and 22:00pm which is not currently experienced, this is deemed acceptable for City Centre accommodation and will limit movement at unsociable hours given the gate will be reopened at 07:00am. Moreover, it is noted that the unit is staffed 24/7, and there is CCTV cameras for surveillance. There has been a no tolerance for ASB and this is identified within the house rules. Therefore, given these details, it is deemed there is sufficient surveillance in place for security.
- 8.10.4 Moreover, the landlord to the flats of Godfrey Road and the flats tenants would need access through this gate 24hours given that it is also a fire escape route. The applicant, D2Propco, would provide a new solid gate to the front of the site, with a pedestrian access door with a thumb turn lock. The tenants and landlord of 1 Godfrey Road will be notified of the code and will have 24hr access through the gate. This agreement will be reviewed every 6 months and any updates will be communicated by the house manager. This has been agreed and signed with the landlord. The second set of gates within the site is within the applicants ownership, however, they have also ensured that the landlord of 1 Godfrey Road can have access through this gate 24hours a day.
- 8.10.5 Comments were submitted to suggest there would be more rubbish generation, and people can use the wrong bins. The addition of 12no. bins on the pavement on collection days are an issue, and could increase rat problems. On assessment, it is considered that the waste and management scheme have been discussed within the report.

- 8.10.6 Concerns were all raised over the issues of parking. Parking on Godfrey Rd for permit holders is already ridiculously busy and difficult, 12 more tenants with permits will make it impossible. Parking has been addressed within the report.
- 8.10.7 Comments also suggest the vehicular access to Bridge Buildings is defective and dangerous for both pedestrians and passing traffic. This is especially the case for pedestrians that walk from Clytha Park Rd retail area towards the Civic Centre, it is not possible to see a pedestrian as you exit the archway. On assessment, it is considered that this is an existing situation, and the highways officer has suggested it is unlikely that the trip generation will increase over the existing situation.
- 8.10.8 Concerns were raised over the overconcentration of residential properties in the area and the subsequent impacts of parking etc., It is considered that the accommodation meets minimum space requirements as per guidance set out within the report. The site is also within a sustainable location, therefore, there would not be a strain on local facilities.
- 8.10.9 Concerns were raised over the people residing in the unit. A full assessment has been carried out above.
- 8.10.10 Some concerns were raised over the deterioration of the local vicinity if this type of development is allowed. On assessment, it is considered the management agency has provided house rules and a management plan which will ensure the property is run effectively and safely.
- 8.10.11 Concerns over 'temporary accommodation', and the use as a potential HMO. It is considered that the use is described as a Hostel, and therefore, would fall under Sui Generis. Any change to a HMO would result in There is a management plan in place to ensure that the unit is run efficiently.
- 8.10.12 Concerns were raised of changing the unit from commercial to residential will lead to increased noise 24hours a day. Whilst Environmental Health have requested a condition for noise insulation, it is considered that insulation shall be fitted in accordance with building regulation guidance, and therefore, the condition will not be added in this instance. Moreover, a curfew and gate closure will be imposed at 22:00pm and reopened at 07:00am which will reduce pedestrian traffic past the residential units.

8.11 **Section 106 Planning Obligation matters**

This accommodation will be used by Newport City Council for the temporary placement of homeless households until more permanent accommodation becomes available. The Housing Department recognise that there is a need to provide good quality temporary accommodation, in different areas of the city, to alleviate pressure on services and budgets, and to meet the needs of the many households struggling to find affordable housing solutions. Given the proposal is deemed affordable housing, no s106 obligations are requested.

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 The provision of temporary accommodation within the city has significant merit and hostel accommodation can play a valuable part in the provision of temporary housing. The application is accompanied by information relating to occupancy and management and

consequently it is considered that it would not result in an adverse impact to the character of the area.

- 10.2 The proposals will provide rooms for temporary accommodation having an adequate size. Whilst some rooms hold limited outlook, given the operational requirements of the facility, this is considered to be acceptable in this instance and overall, the proposals are considered to provide an adequate standard of amenity for future occupants.
- 10.3 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Management Plan V2; Email from Jonathan Keen dated 20/10/2025 (gates); Email from D2propco dated 21/08/2025 confirming single occupancy; Supporting statement; Green Infrastructure Statement; 3033C 01 1A - Revised Existing Floor Plans and Elevations; 3033C 02 - Proposed Block Plans, Floor Plans, Elevations and Section; 3033C 01 Existing Block Plan, Floor Plans, Elevations and Section; Agreement for Property Management; Email from James Driscoll 12/11/2025 secondary gates.

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 first beneficial use of the development hereby approved, the communal space/areas shall be provided in accordance with the approved plans; *3033C 02 - Proposed Block Plans, Floor Plans, Elevations and Section*, and retained as such for the lifetime of development.

Reason: To ensure that the amenity space for future occupiers is adequate.

03 Prior to the first beneficial use hereby approved, a scheme for the provision of cycle parking in accordance with the Council's current standards shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter..

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

04 The development hereby approved shall contain no more than 12 bedrooms with one occupant per bedroom at any time. No rooms shall be subdivided at any time.

Reason: In the interests of residential amenity in accordance with Policies GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

05 The development hereby approved shall be managed in strict accordance with the management and maintenance measures as set out within the approved Management Plan V2 by D2 PROPCO LTD, Agreement for Property Management and emails from D2 PROPCO LTD of 21st September 2025 and email from Jonathan Keen dated 20/10/2025 (gates) and the development shall have 24 hour manned security.

Reason: To ensure the property is managed and maintained in a satisfactory manner and to ensure the acceptable residential amenity of its occupiers and neighbouring properties in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

06 The building shall be occupied as a temporary accommodation only and shall not be occupied by any individual for a continuous period exceeding 365 days. For the purpose of this condition, a break in continuous occupation shall be 183 days. A register of residents (to include names and date of births) shall be kept at all times and made available for inspection by an officer of the Local Planning Authority Council upon request.

Reason: To ensure the property is managed and maintained in a satisfactory manner and to ensure the acceptable residential amenity of its occupiers and neighbouring properties in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

07 The biodiversity enhancement scheme shall be implemented in accordance with the approved plans; *3033C 02 - Proposed Block Plans, Floor Plans, Elevations and Section; Green Infrastructure Statement* prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

08 The waste storage facility and management plan will be carried out in accordance with: *3033C 02 - Proposed Block Plans, Floor Plans, Elevations and Section; Management Plan V2* and retained as such for the lifetime of development.

Reason: To ensure the property is managed and maintained in a satisfactory manner and to ensure the acceptable residential amenity of its occupiers and neighbouring properties in accordance with Policy GP2 and W3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

09 Prior to the first beneficial use of the development hereby approved, the existing front gate(s) shall be replaced with a vehicular access gate and a coded pedestrian access door with thumb turn lock, which shall thereafter be retained for the lifetime of the development. The development hereby approved shall thereafter, at all times, be undertaken in strict accordance with the details contained in the submitted emails and documents entitled: *Email from James Driscoll 12/11/2025 secondary gates; Email from Jonathan Keen dated 20/10/2025 (gates); Management Plan V2; and Agreement for Property Management.*

Reason: To ensure the property is managed and maintained in a satisfactory manner and to ensure the acceptable residential amenity of its occupiers and neighbouring properties in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP12, SP18, GP1, GP2, GP4, GP5, GP6, GP7 T4, W3, CF12 were relevant to the determination of this application.

02 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.

03 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

04 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.

05 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.

06 Bats often roost in trees, and work on these trees may disturb a bat roost if one is present. All bats and their roosts are protected against disturbance under UK legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary. Where bats or their roosts are present, no works of felling or removal of major limbs should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228