

Planning Statement in Support of Application for Lawful Development Certificate

Property: 3 Commercial Road, Newport.

Proposal: Change of use from Class A3 (Restaurants and Cafés) to Class A1 (Shops)

1. Introduction

This Planning Statement has been prepared in support of an application for a Lawful Development Certificate (LDC) under Section 192 of the Town and Country Planning Act 1990 (as amended). The application seeks confirmation that the proposed change of use of the premises from **Class A3 (Restaurants and Cafés)** to **Class A1 (Shops)** is lawful and does not require express planning permission.

2. Site and Planning History

- The application site comprises a ground floor commercial unit located at 3 Commercial Road, Newport.
- The most recent lawful planning use of the premises is **Class A3 (Restaurants and Cafés)** under the **Town and Country Planning (Use Classes) Order 1987 (as amended in Wales)**.
- There are no known enforcement notices affecting the property.

3. Proposed Development

The applicant proposes to change the use of the premises from **Class A3 (Restaurants and Cafés)** to **Class A1 (Shops)**. No operational development or external alterations are proposed as part of this application.

4. Legislative Context (Wales)

4.1 Use Classes in Wales

In Wales, the **Town and Country Planning (Use Classes) Order 1987 (as amended in Wales)** continues to apply. This Order retains the original Class A1 (Shops) and Class A3 (Restaurants and Cafés) as **separate use classes**.

4.2 Permitted Development Rights

The **Town and Country Planning (General Permitted Development) Order 1995 (as amended in Wales)** (GPDO Wales) grants permission for certain changes of use without the need for a planning application.

Specifically, **Schedule 2, Part 3 of the GPDO (Wales)** sets out permitted changes of use. This includes the ability to change from **Class A3 (Restaurants and Cafés)** to **Class A1 (Shops)**, subject to the relevant conditions and limitations.

Accordingly, the proposed change of use falls within permitted development rights in Wales and does not require express planning permission.

5. Justification for Lawfulness

- The premises' lawful planning use is Class A3 (Restaurants and Cafés).
- The proposed use, Class A1 (Shops), is expressly allowed under **Schedule 2, Part 3 of the GPDO (Wales)**.
- No operational development or external works are proposed.
- There are no known planning conditions on the property restricting permitted development rights.

Therefore, the proposed change of use is lawful under planning legislation and immune from enforcement action.

6. Conclusion

This application seeks a Lawful Development Certificate to confirm that the proposed change of use of the premises from Class A3 (Restaurants and Cafés) to Class A1 (Shops) is lawful.

In summary:

- The current lawful use of the premises is Class A3.
- The proposed A1 use is a permitted change under the Welsh GPDO.

- No planning permission is required.

Accordingly, the Local Planning Authority is respectfully requested to grant a **Lawful Development Certificate** confirming that the proposed change of use is lawful.