

Newport City Council
Planning Department

17 July 2026

Dear Sir/Madam

Non-Material Amendment (Section 96A Application)

Site: 140 Caerleon Road, Newport, NP19 7GS

Application Ref: 25/0425

This letter has been prepared in support of an application under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment to the description of development of approved planning permission at 140 Caerleon Road, Newport, NP19 7GS.

Existing Approved Description:

DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE OF THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO. 5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER.

**Proposed Amended Description:**

DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS (USE CLASS C3) FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER AND COMMUNAL AREA (BOTH USE CLASS C3)

Introduction

This Supporting Statement has been prepared in support of a Non-Material Amendment (NMA) application seeking a minor administrative amendment to the description of development approved under planning permission: 25/0425

The sole purpose of this application is to amend the wording of the approved description of development by inserting the words "(Use Class C3)" following the reference to the creation of five flats.

No alterations are proposed to the approved plans, layout, design, scale, accommodation, or operation of the development. The application seeks only to clarify the approved use class within the description of development.

Background

Following the grant of planning permission, it has become apparent during legal due diligence associated with the development that the Decision Notice issued on 31 March 2026 does not explicitly state that the approved residential accommodation falls within Use Class C3.



However, the Local Planning Authority's Delegated Officer Report dated 5 March 2026 clearly assessed the proposal as falling within Use Class C3, and the planning application was considered and determined on that basis.

Accordingly, the omission of the reference to "Use Class C3" from the Decision Notice appears to be an administrative omission rather than a reflection of the planning assessment or the permission granted.

Planning Considerations

The proposed amendment does not alter the nature of the approved development.

The development remains:

- demolition of the existing garage;
- erection of the approved two-storey rear extension;
- change of use of the former funeral directors premises;
- creation of five self-contained flats;
- specialised supported housing with overnight accommodation for care providers.

The insertion of the words "(Use Class C3)" simply aligns the wording of the Decision Notice with the planning assessment contained within the Officer's Delegated Report.

The amendment:

- does not introduce any new form of development;
- does not alter the approved use;
- does not change the scale or intensity of the development;
- does not affect neighbouring amenity;
- does not alter parking, highways, drainage or environmental impacts;
- raises no new planning considerations.



As confirmed by the Case Officer during correspondence, the development was assessed as Use Class C3, and the officer considered that inserting this reference into the description would be unlikely to constitute a material change.

Non-Material Amendment

Section 96A of the Town and Country Planning Act 1990 enables a Local Planning Authority to make changes to a planning permission where those changes are not material.

The proposed amendment is purely administrative and seeks to ensure consistency between:

- the approved planning assessment contained within the Delegated Decision Report; and
- the wording of the formal Decision Notice.

The amendment does not modify the substance of the planning permission and merely clarifies the use class that was already accepted and assessed by the Council.

Conclusion

The proposed amendment is administrative in nature and does not result in any material change to the approved development.

The application simply seeks to insert the wording "(Use Class C3)" into the description of development so that the Decision Notice accurately reflects the planning assessment undertaken by the council.



The proposal therefore satisfies the requirements for a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 and is respectfully recommended for approval.

Yours faithfully

Lloyd Jones

Lloyd Jones MRTPI