

Delegated Decision Report

Application No:	26/0291	Statutory Period Expires:	3rd July 2026
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Site:	14 - 16 Malpas Road Newport South Wales NP20 5PA		
Proposal:	ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF NAIL SALON TO PROVIDE ADDITIONAL SERVICES		
Applicant:	N Pham		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is a commercial property, operating as a nail salon. It is sited along Malpas Road and within the District Centre.

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for the erection of a single storey pitched roof extension to the rear of the nail salon to provide additional treatment rooms. It will fill the entirety of the rear curtilage of no. 16. Extending to the shared rear boundary with a residential property.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
04/1948	ALTERATIONS TO FIRST FLOOR ACCOMMODATION TO FORM 2NO. ONE BEDROOM FLATS	GRANTED	04/03/2005
21/0285	PROPOSED CHANGE OF USE FROM BETTING SHOP TO A3 TAKEAWAY AND INSTALLATION OF FLUE AT REAR	REFUSED	06/05/2021

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)

- SP1 Sustainability
- SP3 Flood Risk
- GP2 General Amenity
- GP4 Highways and Accessibility
- GP5 Natural Environment
- GP6 Quality of Design

6. CONSULTATION RESPONSES

- 6.1 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice. The planning application proposes less vulnerable development (commercial). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Rivers and Sea and a TAN15 Defended Zone. The application proposes an extension to an existing building. We consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.
- 6.2 Local Highways Authority: No objection. There are no specific parking standards to apply to the proposed use, however it is clearly a modest development, and retail uses would be allowed to extend without providing additional car parking. Parking is available for the businesses here however it is limited to 20mins which is unlikely to be helpful for the new uses. It does mean however that adjacent businesses would not suffer from any increased parking demand. It is not clear if there is suitable access to the rear, but cycle storage should be provided for staff at least. In summary, there are no objections on highway related grounds, but cycle parking would be required to be policy compliant.
- 6.3 Environmental Health: I have no objections to the proposal.
- 6.4 Ecology: 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. Specifically, the buildings are not close to any suitable foraging or commuting habitats for bats, and are set in an urban area subject to light disturbance. The proposed works will not alter the main roof of the building, and the ground floor alterations to the rear of the building are less likely to affect bats. However we can never totally rule out the potential presence of bats so we should attach our Bat Advisory Note if consent is granted.
- 6.5 Dwr Cymru 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. Please note that it is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on Building Over Sewers available on Welsh Water's website.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08/05/2026.

7.1 NEIGHBOURS:

14a Malpas Road

- I am happy for them to do the extension

14b Malpas Road

- I am supporting them

8. **ASSESSMENT**

8.1 **Visual Amenity/ Character and Appearance;**

The proposed single storey extension would be sited to the rear of the commercial property and would extend from the rear elevation of the building to the rear boundary of the site. The site is formed of 2no commercial buildings that operate as one unit – nos 14-16. Whilst the proposed extension would be large and fill the area directly to the rear of no.14, there would be adequate space left undeveloped to the rear of no.16.

The plans indicate that the external walls would be finished in pebble dash render 'to match the existing' however it is noted that the existing is finished in red brick. Notwithstanding this, neighbouring properties are finished in pebble dash and as the extension is on the rear elevation and not visible from public vantage points, it is not considered that the finish would result in a harmful impact on visual amenity.

Overall it is considered that the proposed extension owing to its location, scale and design would be visually acceptable and would not result in a harmful impact on the character and appearance of the host dwelling or wider streetscape.

8.2 **Residential Amenity:**

Planning permission was granted in 2005 (ref no.04/1948) for alterations to the first-floor accommodation to form 2no one-bedroom flats. There appear to currently be 2no residential units at no.14 – 14a and 14b. It was noted in this application that the outdoor space was used in association with the commercial space at ground floor rather than in association with the first-floor residential uses. Therefore, the proposal would not result in a loss of amenity space for the residential units above.

In terms of impact on residential amenity, the proposed extension would operate as part of the existing nail salon, providing additional services. The property is sited within the District Centre in a row of terraced commercial properties. It is therefore considered that owing to the location, scale and nature, the proposal would not result in a harmful impact on residential amenity over and above the existing in terms of noise and disturbance.

With regard to the built form, the extension would run along the boundary shared with no.12 which is a commercial property with no indication of any first-floor residential use. Whilst the extension is large and runs for the length of the site from the rear of the building to the rear boundary, owing to its height and the commercial nature of the adjoining property which also has an extension and high boundary treatment along the boundary, it is not considered that it would result in a harmful impact.

There is a neighbouring property to the rear, 2a Redland Street, that appears to be a residential property. This neighbour is located north east of the extension. The proposed extension would extend up to the rear boundary of the site that is shared with the side boundary of the neighbouring property where there appears to be a patio on the other side of the high existing boundary treatment. The site boundary forms a small part of the neighbour's garden boundary and whilst the presence of the extension will be noted from the neighbouring property, it will not cause excessive shadow or overbearing effect. There are no windows shown in either the side or rear elevation of the proposed extension, protecting neighbouring privacy. Whilst the proposed extension is large in terms of its width and depth, owing to its single storey nature with an eaves height of 2.76m and ridge height of 4.3m, it is not considered that it would result in a demonstrable harmful impact on the amenity of the neighbouring occupiers to the rear by reason of loss of light, perceived space or privacy.

8.3 **Movement:**

The Council's 'Sustainable Travel' Supplementary Planning Guidance (SPG) states that all planning applications for new development will ensure appropriate and secure cycle storage facilities are provided. Cycle storage for staff should be provided in accordance with the 'Sustainable Travel' SPG. Owing to the scale and nature of the proposal, the Council's Highways Officer has advised that there are no objections on highway related grounds.

8.4 **Flooding:**

The planning application proposes less vulnerable development (commercial). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Rivers and Sea and a TAN15 Defended Zone. The presence of formal flood defences does not guarantee that land in the Defended Zone will remain free from flooding in the future, they simply lower the risk of exposure to flooding. Natural Resources Wales (NRW) were consulted on the application and offer no objection to the proposal.

On balance as the proposal relates to an existing use on brownfield land and proposes less vulnerable development, providing that the developer is aware of the flood risks and consequences it is considered that the proposal is acceptable and no FCA is required in this instance. Notwithstanding this, the developer should take the opportunity to incorporate flood resilient design where feasible.

8.5 **Biodiversity:**

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

8.6 **Ecology**

The buildings are not close to any suitable foraging or commuting habitats for bats and are set in an urban area subject to light disturbance. The proposed works will not alter the main roof of the building and the ground floor alterations to the rear of the building would be less likely to affect bats. The Council's Ecology Officer has therefore advised that 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. However, the presence of bats can never totally be ruled out, and therefore a Bat Advisory Note has been attached below.

8.7 **Green Infrastructure**

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, however given the scale and nature of the development proposed it is not considered proportionate to request one in this instance.

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 By reason of its location, scale and design it is considered that the proposed development is acceptable. It is therefore recommended that planning permission 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: Proposed Front & Rear Elevations Drawing No.14-MR-104, Proposed Side Elevation Plans Drawing No.14-MR-105, Location & Block Plans Drawing No.14-MR-106, Proposed Floor & Roof Plans Drawing No.14-MR-103B and Planning Statement.

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 commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 Prior to the first beneficial use of the extension hereby approved, full details of cycle parking/storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented as approved and then maintained thereafter in that state.

Reason: To provide residents a choice of means of travel and to promote sustainable

travel.

04 No window or door openings shall be formed in the rear elevation of the extension hereby approved without the prior written permission of the Local Planning Authority. Reason: To protect the privacy and any perceived overlooking of adjoining residents in accordance with policy GP2.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Front & Rear Elevations Drawing No.14-MR-104, Proposed Side Elevation Plans Drawing No.14-MR-105, Location & Block Plans Drawing No.14-MR-106, Proposed Floor & Roof Plans Drawing No.14-MR-103B, Existing Elevation Plans Drawing No.14-MR-102, Existing Floor & Roof Plans Drawing No.14-MR-101 and Planning Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

03 Bat Advisory Note - Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building 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 site clearance, demolition or construction 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

04 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.