

## Highway Response

Ref: 26/0464

Date: 20/07/26

**PROPOSAL:** ROOF EXTENSION TO CREATE FIRST FLOOR ANCILLARY OFFICES TO ESTABLISHED BAKERY USE

**SITE:** Land To Rear Of 31 - 33 Church Road Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

**Highway recommendation:**

Further information/clarification sought, but objection likely at this stage.

**Highway Comments:**

The proposal appears to be to retain and extend a bakery to the rear of a terraced property. The bakery is understood to have supplied a shop fronting Church Rd. The current proposal appears to be a separate business and presumably supply other shops. This would have implications in terms of parking and servicing needs.

We would seek clarification, but at this stage it appears that the business would not have appropriate means of servicing or have any parking. An in-house bakery for a small shop is not considered to be the same as an independent and additional unit.