

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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12th May 2026.

Planning and City Regeneration,
Newport City Council
Civic Centre,
Newport.

CHANGE OF USE FROM VACANT HAIRDRESSING / BEAUTY SALON (A1)

TO D1 CHILDREN'S DAY NURSERY (D1) AT –

100, SOMERTON ROAD, NEWPORT, NP19 0JX.

RESUBMISSION OF REFUSED APPLICATION – 25/0864

SUPPORT STATEMENT-

Dear Sir/Madam,

Please find attached a full planning application relating to the above property.

BACKGROUND –

The property used to be the Somerton Post Office / Corner Shop, for a number of decades. There was also limited residential space to the first floor. The footfall would have been higher when being used as a Post Office / Shop. The property is set within a quite dense residential area.

The proposed use will bring a sustainable use for the building. The location is excellent. There is a high demand for children's nurseries.

PROPOSED USE – DAY NURSERY

The applicant is an experienced with Children's Day Nurseries. The nursery will operate during daytime hours only.

LOCATION / PARKING –

The application site is situated in an extremely sustainable location. We did look to produce a 500m Lambeth Methodology Parking Statement, however there is so much available on street parking on Kittyhawk Drive that it did seem unnecessary.

The side road (Kitty Hawk Drive) is long, has no parking restrictions and has an excess of available parking spaces for parents dropping off / collecting children.

I attach an aerial photo at the end of this document.

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FLOOD RISK-

The application includes an FCA Technical document. The staff are local and the building owner lives a few hundred metres away. Parents phone numbers will at hand for staff, in case of emergency. Many parents will be local. Tidal warnings are not uncommon from NRW. Knowing the area, I would suggest that the first-floor refuge would not need to be used for children.

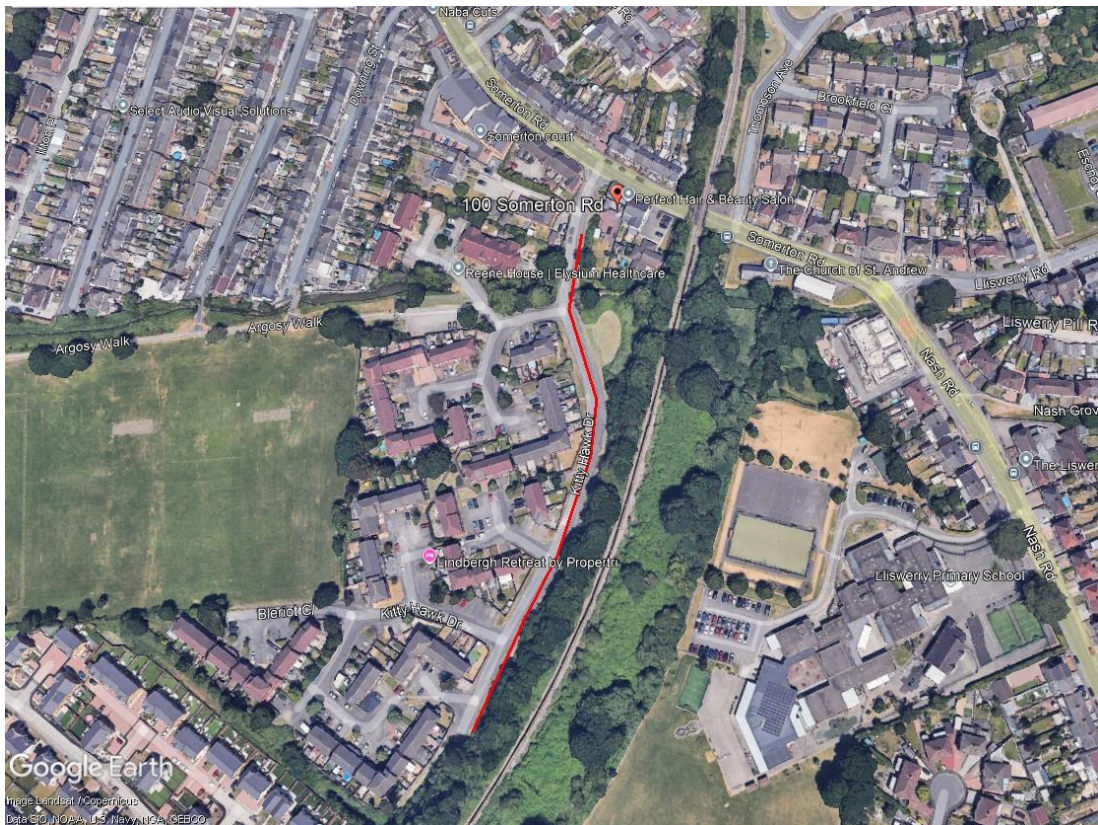
CONCLUSION-

There is a large shortage of local nurseries. This property has had a busy past – when it was a Post Office it was very busy. When it was a salon, it was busy and with long hours.

The parking / journey numbers for the nursery will be far lower than previous uses. Kittyhawk Road has a large excess of available on street parking. If you have any queries, please contact me.

Kerin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)



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