

Delegated Decision Report

Application No:	25/0497	Statutory Period Expires:	15th December 2025
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Site:	22 Chepstow Road Newport NP19 8EA		
Proposal:	CONVERSION TO 8NO. BEDROOM SUPPORTED CARE ACCOMMODATION WITH COMMUNAL KITCHEN AND LOUNGE, ANCILLARY STAFF ACCOMMODATION, OFFICE/RECEPTION AREA, STAFFROOM AND CHANGES TO FENESTRATION AND EXTERNAL FIRE ESCAPE		
Applicant:	D John		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is a large semi detached building set over three stories that fronts onto a forecourt used for vehicle parking and storage of refuse bins. To the rear, the building has been extended significantly at ground and first floor and benefits from an enclosed outdoor amenity space.
- 2.2 There are notable inconsistencies within the application forms and supporting documentation. The application forms describe the existing use of the site as commercial offices and indicate that the site is not vacant. However, the submitted existing floor plans are annotated to show ten bedrooms, which is inconsistent with a commercial office use and presumed to be a drawing error. The Planning, Design and Access Statement also refers to the existing use as commercial, yet it states that the office space has been vacant for some time. This contradiction raises questions about the accuracy of the submission.
- 2.3 During a site visit undertaken in September 2025, it was observed that the parking area to the front of the building was fully occupied, and there were clear indications that the building was in active use. An online search further suggests that the premises are currently occupied by Zeal Tax, which would be consistent with the commercial office referenced in the application forms. For the purposes of assessing the application, this is considered to be the existing use.
- 2.4 Being located a short distance from the City Centre and on a main thoroughfare, the site is highly sustainable and accessible by a choice of transport modes.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal is for the change of use of the building to 8no. bedroom supported care accommodation with communal kitchen and lounge, ancillary staff accommodation, office/reception area, staffroom and changes to fenestration and external fire escape. The agent has confirmed that they consider the proposed use to be C2 (Residential Institution). During the course of the application, the proposed ground floor layout has been amended and the final scheme includes no resident bedrooms at ground floor.
- 3.2 The facility will provide 24/7 care for adults experiencing homelessness and with varying support needs including co-occurring disorders. The conversion would provide people with their own support staff, with the level of support being dependant on their needs.
- 3.3 The proposed overall staffing structure for this development includes;
- 5 x full time (37 Hours) Scheme Support Officers (Days);
 - 5 x full time (36 Hours) Scheme Support Officers (Nights);
 - 3 x full time (37 Hours) Housing First Co Ordinators (Mon-Fri 0900-1700);
 - 1 x full time (37 Hours) Lead Project Worker;

1 x part time (18.5 Hours) Manager.

- 3.4 Levels of staffing on site at any one time will vary, with it being understood there would be up to 10 staff present on site during the weekday day time hours.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
90/0341	CONSTRUCTION OF PORCH AND REAR EXTENSION TO OFFICES	GRANTED WITH CONDITIONS	07.09.1990
95/0219	CONSTRUCTION OF PORCH AND REAR EXTENSION TO OFFICES (RENEWAL OF PREVIOUS APPLICATION 90/0341)	GRANTED WITH CONDITIONS	28.03.1995

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, SP3, GP2, GP4, GP5, GP6, GP7, H8, T4, W3

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE

PARKING STANDARDS;
SUSTAINABLE TRAVEL;
WASTE STORAGE AND COLLECTION;
AIR QUALITY.

6. CONSULTATION RESPONSES

- 6.1 Natural Resources Wales:

Initial Response

Object as the FCA recognises that the site is predicted to flood during the 0.5% and 0.1% design events and is therefore not compliant with TAN15.

"Should you be minded to go against our advice, you should inform us at the earliest opportunity prior to granting consent and allow sufficient time for us to make further representations."

Final Response (Removal of GF Bedrooms)

Object as the FCA recognises that the site is predicted to flood during the 0.5% and 0.1% design events and is therefore not compliant with TAN15. NRW advise that it is likely the building will always fail to meet the requirements of TAN 15 given its location and the source of flooding.

NRW advise that sufficient evidence has been provided to inform the LPA in their decision.

It is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN 15. You must be satisfied the development is acceptable in terms of flood risk, particularly with regard to access and egress considerations and emergency planning purposes.

6.2 Welsh Water Dwr Cymru: No objection.

6.3 Highways: No objections subject to conditions (Cycle Parking).

The location is considered to be sustainable, however there is no cycle parking proposed. There appears to be outside space and corridors that could be negotiated with a bike, as well as a large space to the front that could be used. We would therefore request a condition to provide enclosed and secure cycle parking. Storage for both staff and residents would be "long stay" provision.

Notwithstanding previous practices or assumed capacity by the applicant, the forecourt is suitable for only three parking spaces. The access is from a classified road and tandem parking or reversing would be unacceptable.

The extant consent would be required (by policy) to have five parking spaces (1/35sqm and 170sqm of office). Assuming no resident staff (albeit there is a bedroom) the requirement would be 3 spaces for staff and 3 for visitors. (Based on 1/3 non resident staff plus 1/4 beds visitor parking).

There is a dependency on street parking for both existing and proposed uses, and a marginal increase in theoretical demand for the proposed.

6.3 Housing Development Manager: Housing & Communities have been engaged with the developer to shape these proposals, and supportive of this development.

There is high demand for supported accommodation for people or households who have experienced homeless but are not yet ready to manage an independent tenancy. This proposal would provide 10 high quality units of accommodation. Rooms are ensuite, with shared communal living space, and space on site for residential support staff. Consideration has been given to ensuring there is appropriate management arrangements and high quality and sustainable support in place.

Homes will be affordable for non-working household. Expanding the provision of supported accommodation is essential to meet the needs of residents and ensure the Council can fulfil its legislative responsibilities, and work towards ensuring that homeless is 'rare, brief and non-recurrent'.

6.4 HMO Licensing Officer: No response.

6.5 Environmental Health: No response.

6.6 Senior Scientific Officer: No response.

6.7 Drainage Manager: No response.

- 6.8 Planning Contributions Manager: No Section 106 obligations are requested for Use Class C2.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 2nd July 2025, Site Notice was put up on 4th July 2025.

- 7.1 NEIGHBOURS: All properties within 50m of the application site have been consulted (100no. properties) and a site notice posted. No responses have been received.

- 7.2 COUNCILLORS HORTON & HUSSAIN: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The proposal is for the reuse of an existing building located within the urban boundary and within a location that is considered to be sustainable in terms of its proximity to public transport and active travel links.

- 8.1.2 The proposal would result in the loss of a commercial use as an office, which is a use considered best located within a Centre, as per the hierarchical approach of Planning Policy Wales (PPW) Edition 12. As such, there would be no in principle objection to the loss of such a use.

- 8.1.3 Notwithstanding the above, all other material planning considerations would need to be suitably addressed and will be considered within the following sections of this report.

8.2 Visual Amenity/ Character and Appearance;

- 8.2.1 The external alterations include the removal of the existing staircase on the rear elevation of the building, replacing the associated second floor access door with a window, replacing existing ground floor windows and inserting 3no. ground floor patio doors to the rear.

- 8.2.2 The removal of the staircase would be considered an enhancement to the rear elevation and the replacement windows and new doors would result in a neutral impact. No further external alterations are required to facilitate the change of use and as such, there is no unacceptable impact on visual amenity of appearance of the streetscape.

- 8.2.3 In terms of the change of use from a commercial use to a residential institution, the character of the site would change, however it is considered that as the existing property is not in residential use there would be no impact or reduction on the local residential character of the area. This stretch of Chepstow Road comprises a mix of residential and commercial uses, which gives it a mixed character. Some nearby uses include a petrol station, public houses, HMOs, flatted buildings, a guesthouse, bed and breakfast and a dental practice. The change of use is considered to result in an intensification of the use of the property, however given the surrounding context of the area this is considered to be acceptable and there is not considered to be any resultant harm.

- 8.2.4 It is considered that the proposal complies with Policy GP2(ii) and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.3 Residential Amenity:

- 8.3.1 The proposed change of use would have the potential to result in harm to the residential amenity of neighbouring residential properties as it would result in the residential use of the property from the existing commercial/office use likely to operate in the daytime only. The adjoining property at 24 Chepstow Road is residential, so the proposal is generally considered to be compatible. No first floor windows or openings are proposed that would result in any additional views over and above the existing situation. There are two existing first floor windows in the rear extension that face the boundary with no.24 and are in close

proximity, however these serve the corridor and non habitable rooms. As such, any views would be fleeting and not harmful to the extent of adversely impacting amenity.

8.3.2 To the other side, 20 Chepstow Road is a House in Multiple Occupation (HMO) and again the proposed use is considered to be compatible with this use. There are three existing first floor windows in the rear extension that allow views to the rear garden of no.20. These windows are not changing, and the existing floor plans show they currently serve bedrooms which is clearly incorrect. It is proposed that these windows will serve bedrooms. The windows would allow views to the side elevation of no.24 and to the rear shared outdoor amenity space. However, given the urban context, existing views available from the site and the fact the amenity area is shared for residents of the HMO as opposed to a private rear garden for a single dwelling, any views are not considered to be of demonstrable harm over and above the existing situation.

8.3.3 It is considered that the proposal complies with Policy GP2(i) of the NLDP 2011-2026 (adopted January 2015).

8.4 Highways and Parking:

8.4.1 The site is located within Parking Zone 3 and the Council's Highways Officer considers that the front forecourt is suitable for 3no. parking spaces. The access is from a classified road and tandem parking or reversing would be unacceptable.

8.4.2 The Highways Officer considers the existing office use to generate a parking demand of 5no. spaces. The proposed use would generate a parking demand of 1no. parking space per 3 non residential staff and 1no. visitor space per 4no. bedrooms. It is advised that the total number of staff would be 15, however a maximum on shift would be 10 (during daytime). Parking space for staff would therefore be 5no. spaces in total or 3no. for on shift staff and the number of visitor spaces would be 2no. spaces. Therefore, the total parking provision for the proposed use would range between 5no. and 7no. spaces. This would be an uplift of up to 2no. spaces, which is not considered to result in a harm to matters of highway safety in this instance.

8.4.3 It has been requested that enclosed and secure cycle parking is provided for the proposed use and if planning permission is forthcoming then this could be controlled by the use of a planning condition and would provide a benefit to active travel and sustainability objectives.

8.4.4 On balance, the proposal complies with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

8.5 Flood Risk:

8.5.1 The proposal is for the change of use of the building from a less vulnerable use to a highly vulnerable use in flood risk terms. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Sea and TAN15 Defended Zone.

8.5.2 In their final response, NRW advise that the FCA has failed to demonstrate that the potential risks and consequences of flooding are manageable.

8.5.3 The 2025 TAN15 confirms that a Flood Consequences Assessment is required for any development proposal located fully or partly in Flood Zone 2 and 3. The assessment will help the planning authority determine whether the risk and consequences of flooding are acceptable and can be appropriately managed over the lifetime of development. The assessment can also be used to establish whether appropriate avoidance or mitigation measures could be incorporated within the design of the development to ensure that over its lifetime, development minimises risk to life, damage to property and disruption to people living and working on the site, and does not increase flood risk elsewhere. The TAN also sets out the tolerable conditions (rate of water rise, speed of inundation etc) and an FCA should provide Authority's with details of how the development would comply/compare with these.

8.5.4 An FCA has been submitted along with the Flood Consultant's response to NRW's initial comments, and the following section of this report will undertake the technical assessment, using the comments received from NRW as guidance.

8.5.5 **No Increase in Flooding Elsewhere**

The FCA confirms that the proposed conversion does not involve any ground raising, extensions to the building footprint, or alterations to the existing layout. As such, there will be no impact on flood storage capacity or flow paths.

8.5.6 **Occupiers' Awareness of Flood Risk**

The developer shall provide future occupiers with information on the flood risk in the form of this report. Furthermore, it is suggested that the developer encourages future occupants to sign up for NRW Flood Warnings to prevent any access and egress issues during times of flooding.

8.5.7 **Escape and Evacuation Routes**

The FCA advises that considerable flood warning lead time (>24 hours) should provide plenty of time to evacuate the site safely, but would be dependent on occupiers signing up to the NRW flood warnings.

Paragraph 11.3 of TAN 15 requires that:

- Escape and evacuation routes are present; and
- Flood emergency plans and procedures are agreed and in place.

NRW advise that access and egress to and from the proposed development site would be restricted due to the flood depths present across the site in both the 0.5% plus climate change and 0.1% plus climate change scenario.

This test is not met.

8.5.8 **Flood Emergency Plans and Procedures**

The FCA states a flood response plan will be beneficial to highlight actions to evacuate/stay put in the event of a flood.

8.5.9 **Flood Resistant and Resilient Design**

Due to the age and construction of the property, it is considered less susceptible to structural damage.

8.5.10 **Flood-Free Design for 1% and 0.5% Events Plus Climate Change**

The FCA states that the predicted maximum flood depth on site during this event is 1.2m and can be found by the site entrance from Chepstow Road. Typically, flood depths do not exceed 1.0m, including the footprint of the building with a depth of 0.86m found towards the south of the site.

The updated Flood Consultant response advises that in the 0.5% plus climate change event upper end estimate design event for 2125 flood depths of 2.40m are predicted.

The site is not flood free in the 0.5% annual exceedance probability plus climate change event.

8.5.11 **Flood Depth and Velocity in Extreme Events**

During this event, the predicted maximum flood depths are predicted to exceed 2.0m across the site. The greatest depth of 2.5m is found close to the northern boundary with Chepstow Road. Maximum flood depths within the existing building are predicted to reach

an average depth of 2.3m.

This exceeds the tolerable limits set out in Figure 6 of TAN 15. This test is not met.

8.5.12 Flood Assessment Conclusion

Paragraph 10.17 of TAN 15 advises that redevelopment of brownfield sites must avoid over-intensification, should not reduce the site's ability to absorb flood water, and must not contribute to flooding elsewhere. It also requires that proposals incorporate flood-resilient design where appropriate, and that any highly vulnerable development must meet the tolerable conditions set out in Section 11.

While the submitted FCA provides data, it does not adequately demonstrate compliance with the tolerable conditions outlined in Section 11 of TAN 15. Furthermore, the proposed evacuation routes have not been shown to be viable under either flood scenario.

It is acknowledged that the proposed development would deliver supported accommodation for those who have experienced homelessness. This is a form of provision that is in high demand and is supported by the Council's Housing Strategy and Enabling Manager. This social benefit is a material consideration and is given weight in the overall assessment. This type of accommodation is different to other such potential occupiers of a C2 use that may be elderly with mobility issues and/or unwell and would require more intense medical care in a hospice type environment that might not be suitable in such a location. In this case, it would be considered necessary to control the specific proposed use for supported living and no other use within the C2 Use Class.

The scheme has been revised during the course of the application, and notably the two ground floor bedrooms for residents have been removed, and the scheme now proposes 8no. bedrooms all at first floor (flood free) and above. The only bedroom that remains at ground floor is for the staff to utilise on their shift. The nature of the flood event would be predictable and staff members using this room would not have personal possessions that would require moving given they are using it on shift and not as a residence. The first floor kitchen would be an area of refuge for staff members to utilise in the flood event and is of adequate size for this purpose. The provision of such first floor refuge for the benefit of staff is critical to scheme acceptability as the supported living establishment will require ongoing staff care and support throughout a flooding event. Furthermore, the upper floor bedrooms will be flood free and residents will have the support of staff and access to the upper floor kitchen space throughout a period of containment.

Overall, it is considered that whilst the FCA has failed to demonstrate compliance with the TAN 15 tests, given that there is no primary residence at ground floor (which would need to be restricted via a planning condition) and that staff would be able to continue offering support whilst seeking refuge in upper floor communal space/kitchen, it is considered that on balance the proposal has demonstrated that the risks of flooding could be appropriately managed.

Accordingly, the proposal complies with Policy SP3 of the Newport Local Development Plan 2011–2026 (adopted January 2015) and the guidance set out in TAN 15.

8.6 Green Infrastructure and Biodiversity:

- 8.6.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step

wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.6.2 A Green Infrastructure Statement has been submitted in line with Chapter 6 of PPW 12 and the Stepwise Approach has been followed. The GIS follows each step and has demonstrated that current GI on the site is minimal and that enhancement can be achieved through the development. The GIS suggests details can be controlled through a planning condition, but could include new planting of species and the installation of bird boxes.

8.6.3 The proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

8.7 **Waste:**

8.7.1 The existing use of the site has refuse receptacles located to the front of the site. Given the commercial use of the site these are large private 1100l containers. The proposed use is not considered to be any more onerous than the existing and there is adequate room to the front and rear of the site for the storage of receptacles.

8.7.2 The proposal complies with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

8.8 **Section 106 Planning Obligation matters**

8.8.1 The proposed accommodation has been confirmed by the applicant as being Use Class C2, and this is not a unit of residential accommodation. As such, there is no requirement for planning contributions as a result of the proposed application.

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 Overall, it is considered that the proposal preserves the interest of neighbouring residential amenity, the character and appearance of the surrounding area, matters of highway safety/parking, and that on balance, the risk of flooding can be appropriately managed.

10.2 As such, planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents: Drawing No. CR-102-B-Proposed Floor Plans; CR-103 - Proposed Elevations; Flood Consequences Assessment; Email from Sean Taylor confirming Proposed C2 Use (03.09.2025 – 14:51); Green Infrastructure 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

Pre –occupation conditions

Cycle Store Details

02 Notwithstanding the details submitted, prior to installation details of a secured cycle store shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed as agreed prior to the first beneficial use of the development hereby approved and retained thereafter.

Reason: In the interest of promoting sustainable development and mitigating local air quality in accordance with Policy SP1 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Biodiversity/Ecological Enhancement

03 Prior to the first use of the development hereby approved a scheme of biodiversity/ecological enhancement (including but not limited to bird and bat boxes and planting) along with timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be undertaken in accordance with the approved timetable and retained thereafter.

Reason: In the interest of providing ecological enhancement as part of the development in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and PPW12.

Parking Provision

04 Prior to the first use of the development hereby approved, the existing hardstanding at the front of the property shall be made available for parking, kept free from obstruction, and retained for this purpose thereafter.

Reason: To ensure adequate off-street parking provision in accordance with Policy GP4 of the NLDP 2011–2026 (adopted January 2015).

General conditions

Max. No of Bedrooms and No Ground Floor Accommodation

05 The use hereby approved shall contain a maximum of 8no. resident bedrooms and at no time shall any resident bedroom be located on the ground floor. The ground floor shall only be used for communal living space and staff welfare space.

Reason: In the interests of residential amenity, highway safety and to manage flood risk in accordance with Policy SP3, GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015) and TAN15.

Provision of First Floor Flood Refuge

06 The first floor kitchen shall be retained as a communal space and at no time shall it be obstructed, locked or made unavailable for use by residents and/or staff.

Reason: The space serves as a first floor flood refuge area and must be retained to manage flood risk in accordance with Policy SP3 of the NLDP 2011-2026 (adopted January 2015) and TAN15.

Restriction of Use

07 The premises shall be used for supported living accommodation and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: In the interest of maintaining residential amenity, matters of highway safety and flood risk in accordance with Policy SP3, GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Existing Floor Plans; Existing Elevations; Block Plan; GI Statement; Planning, Design and Access Statement (April 2025); Flood Consultant Response to NRW; Planning, Design and Access Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7, T4 and W3 were relevant to the determination of this application.

03 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.