

## **PLANNING STATEMENT ADDENDUM**

Application Ref: 25/0153

83 Commercial Street, Newport

February 2026

This addendum accompanies revised drawings and responds directly to refusal reasons issued 2 October 2025 .

### **Refusal Reason 1**

Daylight, Outlook and Privacy

The revised scheme has:

- Reduced unit numbers from 9 to 6
- Increased floor areas (approx. average 61–69.8m<sup>2</sup>)
- Introduced balconies to rear units
- Enlarged window openings
- Improved internal layouts

All habitable rooms now benefit from primary window openings.

The 21.1m building setback (rear elevation) ensures acceptable outlook and prevents overlooking and includes an increase of offroad parking provision.

The revised scheme complies with Policies GP2 and H8 and the Flat Conversions SPG.

## **Refusal Reason 2**

- Noise Impact

A Noise Impact Assessment accompanies this resubmission.

Mitigation includes:

- Acoustic glazing to street-facing units improving noise transfer
- Enhanced floor and party wall insulation to exceed noise testing at BC stage
- Mechanical ventilation

Residential amenity is therefore safeguarded in accordance with GP2 and H8.

## **Refusal Reason 3**

Design Quality and Inaccuracies

The revised drawings:

- Correct previous inconsistencies
- Clearly show FFL levels
- Clarify massing and roof form
- Provide enhanced fenestration detail including designs matching existing buildings in immediate locality

Front elevation improvements include:

- Replacement of metal cladding
- Masonry façade and details / designs matching existing buildings in immediate locality
- Reconstituted stone window reveals
- Parapet and hipped roof detailing

The southern elevation is articulated and visually broken up.

The proposal now complies with Policy GP6.

## **Refusal Reason 4**

### Cycle and Waste Storage

The revised Ground Floor Plan provides:

- Dedicated residential bin store
- Separate commercial bin store
- Dedicated cycle rack area
- Clear servicing access via rear yard

Facilities are no longer shared.

The scheme now complies with Policies GP2, GP4 and GP6.

## **Refusal Reason 5**

### Green Infrastructure

A Green Infrastructure Statement accompanies this submission.

Enhancements include:

- Rear planters
- Bird and bat boxes
- Bee bricks
- Potential green roof

The proposal complies with SP1, GP5, PPW12 and Future Wales Policy 9.

## **Overall Conclusion**

The revised scheme:

- Reduces intensity
- Improves residential quality
- Enhances architectural character
- Addresses technical deficiencies
- Introduces biodiversity enhancements

The proposal now accords with the Newport LDP and relevant SPG.

Planning permission is respectfully requested.