

Notice of Decision



C Edwards
Land To Rear Of
31 - 33 Church Road
Newport
South Wales

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0175**

Application Type: **Full**

Proposal: **PARTIAL DEMOLITION/PART CONVERSION OF VACANT BAKERY TO RESIDENTIAL DWELLING TOGETHER WITH ALTERATION WORKS**

Site/Location: **Land To Rear Of, 31 - 33 Church Road, Newport, South Wales,**

Decision Date: **14th May 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 18th March 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The proposal represents the introduction of a highly vulnerable development contained to ground floor only on a site located within Zone 3 Defended Flood Risk Area, contrary to Planning Policy Wales, Technical Advice Note 15 and Policy SP3 of the Newport Local Development Plan. The proposal is not justified and has failed to demonstrate that the risks and consequences of flooding can be acceptably managed in regard to the relevant tests in TAN 15. The proposal is harmful to the safety and wellbeing of future occupiers and this is contrary to Planning Policy Wales, Technical Advice Note 15 and Policies SP1, SP3, GP2, H2 and GP1 of the Newport Local Development Plan (adopted January 2015).
2. The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely residential amenity and the health and wellbeing of future occupiers by reason of proximity to neighbouring noise sources, lack of outlook, natural light and poor-quality design and layout. This is contrary to Policies GP2, GP6, H2 and GP7 of the Newport Local Development Plan 2011-26 Adopted Plan January 2015. No information has been submitted to mitigate this objection.
3. The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing provision. No signed legal agreement has been provided. This is contrary to Policy SP13 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Design & Access Statement, Green Infrastructure Statement, existing/proposed elevations, existing/proposed block plans, existing/proposed floor plans, site location plan, Flood Consequence Assessment.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP9, GP1, GP2, GP4, GP7, H2, H4, T4 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).