

Delegated Decision Report

Application No:	26/0091	Statutory Period Expires:	10th April 2026
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Site:	112 Cambrian Inn, Managers Accommodation Commercial Road Newport NP20 2GW		
Proposal:	CHANGE OF USE OF UPPER FLOORS FROM MANAGERS ACCOMMODATION TO A3 USE AS A RESTAURANT, ALONG WITH REPLACEMENT SHOP FRONT		
Applicant:	M Ocaik		
Type:	Full	Ward:	Pillgwenlly
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The planning history for the site shows that 3no. applications have been previously considered by the Local Planning Authority. Application 24/0987 was refused due to insufficient information was submitted to demonstrate the upper floor residential use being claimed. Application 22/0578 was refused on the grounds of flooding, and application 17/0114 was granted subject to conditions to provide an education centre; a desktop street view analysis indicates that following the granting of 17/0114, no use or works appears to have been commenced. In light of no evidence to the contrary, it is considered very unlikely that that previous consent was implemented. Should that be the case, 17/0114 expired on the 19th April 2022, therefore, the site is considered to not benefit from any extant planning consents.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located adjacent Commercial Road which is a mixed-use area of commercial and residential. The existing property fills the whole plot and therefore does not benefit from any outdoor space. The rear of the property links to Courtybella Gardens. The building itself forms part of a prominent corner plot which retains many period features, most notably the window arrangements and roof form. The existing frontage is symmetrical and retains the existing cornices. The feature banding and window accents add further visual interest benefitting the wider character and appearance of the area. On street parking is limited to one hour Monday to Saturdays 0800 – 1800 hours. Directly opposite the application site lies a residential area which carry through the feature brick banding and window surrounds.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Change of use of the upper floors managers accommodation of former public house to A3 (restaurant) and installation of shopfront.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0987	LAWFUL DEVELOPMENT CERTIFICATE (EXISTING) FOR USE OF PART OF THE FIRST FLOOR AND THE SECOND FLOOR AS RESIDENTIAL ACCOMMODATION	Refused	13.06.2025
22/0578	CHANGE OF USE FROM PUBLIC HOUSE TO EDUCATION AND TRAINING	Refused	17.11.2022
17/0114	CHANGE OF USE FROM PUBLIC HOUSE TO EDUCATION AND TRAINING CENTRE D1 ACROSS BASEMENT, GROUND FLOOR AND FIRST FLOOR	Granted with conditions	20.04.2017

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

5.3 Technical Advice Note 15: Development, Flooding and Coastal Erosion Technical Advice Note 24: The Historic Environment

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP3 – Flood Risk
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 - Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Health and Public Protection
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Shopfront Design
- Sustainable Travel
- Waste Storage and Collection
- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

1. Legislation, Policy, and Guidance

Paragraph 6.1.6 of Planning Policy Wales (2024) states that: “The Welsh Government’s specific objectives for the historic environment seek to...safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved...”

According to Policy GP2 (General Development Principles – General Amenity) of the NEWPORT LOCAL DEVELOPMENT PLAN (2011-26):

DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE: i) THERE WILL NOT BE A SIGNIFICANT ADVERSE EFFECT ON LOCAL AMENITY, INCLUDING IN TERMS OF NOISE, DISTURBANCE, PRIVACY, OVERBEARING, LIGHT, ODOURS AND AIR QUALITY; ii) THE PROPOSED USE AND FORM OF DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE VISUAL AMENITIES OF NEARBY OCCUPIERS OR THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA; iii) THE PROPOSAL SEEKS TO DESIGN OUT THE OPPORTUNITY FOR CRIME AND ANTI-SOCIAL BEHAVIOUR; iv) THE PROPOSAL PROMOTES INCLUSIVE DESIGN BOTH FOR THE BUILT DEVELOPMENT AND ACCESS WITHIN AND AROUND THE DEVELOPMENT; v) ADEQUATE AMENITY FOR FUTURE OCCUPIERS.

In particular:

3.11 The amenity enjoyed by people in their local environment should not be significantly harmed as a result of development. All development proposals should

therefore be appropriate for the immediate location, and also for the wider setting/context. The scale, nature and siting of a proposal must be appropriate to the location and must not undermine the character of either the site or the locality.

According to Policy GP6 (General Development Principles – Quality of Design) of the NEWPORT LOCAL DEVELOPMENT PLAN (2011-26):

GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:

- i) CONTEXT OF THE SITE: ALL DEVELOPMENT SHOULD BE SENSITIVE TO THE UNIQUE QUALITIES OF THE SITE AND RESPOND POSITIVELY TO THE CHARACTER OF THE AREA;
- ii) ACCESS, PERMEABILITY AND LAYOUT: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS, CONNECTIVITY AND LAID OUT SO AS TO MINIMISE NOISE POLLUTION;
- iii) PRESERVATION AND ENHANCEMENT: WHERE POSSIBLE DEVELOPMENT SHOULD REFLECT THE CHARACTER OF THE LOCALITY BUT AVOID THE INAPPROPRIATE REPLICATION OF NEIGHBOURING ARCHITECTURAL STYLES. THE DESIGNER IS ENCOURAGED TO DISPLAY CREATIVITY AND INNOVATION IN DESIGN;
- iv) SCALE AND FORM OF DEVELOPMENT: NEW DEVELOPMENT SHOULD APPROPRIATELY REFLECT THE SCALE OF ADJACENT TOWNSCAPE. CARE SHOULD BE TAKEN TO AVOID OVER-SCALED DEVELOPMENT;
- v) MATERIALS AND DETAILING: HIGH QUALITY, DURABLE AND PREFERABLY RENEWABLE MATERIALS SHOULD BE USED TO COMPLEMENT THE SITE CONTEXT. DETAILING SHOULD BE INCORPORATED AS AN INTEGRAL PART OF THE DESIGN AT AN EARLY STAGE;
- vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT, FLOOD RESILIENT AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE RE[1]USE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.

In particular:

3.42 Retail areas are a vital element of our townscape, and the vibrancy of commercial areas is encouraged. Newport has a variety of retail frontages which serve a range of shopping requirements. It is important that these should be of high quality and that new shopfronts should relate well to the building of which they form part, including maintaining existing access to upper floors, as well as relating well to the frontage as a whole. New shopfronts should respect their context and seek to add interest and variety to the street scene. Additional advice will be made available in Supplementary Planning Guidance concerning: Security Measures for Shopfronts and Commercial Premises and City Centre Shopfront Policy.

NCC's SHOPFRONT DESIGN SUPPLEMENTARY PLANNING GUIDANCE (October 2021) states the following:

4. General Design Principles

4.1. The established principles of successful shopfront design have their foundations in Victorian and Edwardian architecture, which make up the majority of the City Centre, but can be applied successfully to any type of building. A well-designed shopfront should be in keeping with the style and character of the building which frames it, as well as the historic character of the area in which it is located.

4.3. The following design principles apply to changes to all existing and new shopfronts, and forms the structure to this guidance document: a. Respond to the context Create unity and cohesion in the street scene by creating shopfronts that sit within the building - maintaining the scale, proportion, and rhythm of the building above. b. Conserving and enhancing character Enhancement of original architectural features, rather than hide or detract from them. Developments in the Conservation Area should pay particular attention to preserving and enhancing the character and appearance of the area.

5. Responding to Context

5.1. Over time, alterations to shop fronts can undermine the character and quality of an area. Good shopfront design will demonstrate an understanding of the context by relating well both to the building of which it is part and the streetscape it forms part of.

5.2. The shopfront is an important part of the overall building design and should not be considered in isolation. It is important to harmonise with the age and character of a building as a whole and be in proportion with the rest of the building.

5.3. When altering shop fronts, efforts should be made to reinstate the horizontal and vertical lines and the proportions of the parent building, as well as uncovering and reinstating lost architectural features where possible.

5.4. When considering vertical rhythm, it is important that both traditional and contemporary shopfronts sit within the structural opening defined by the original building framework, with structural columns or pilasters connecting the ground floor to the building above. Shopfronts that straddle separate buildings should acknowledge the architectural divisions above in their design. It is important to create the impression that the shopfront is the 'base' of the building above.

The same document also notes that:

Alterations to shop fronts that remove original details such as pilasters, stallrisers, and original fascias undermining the street scene and pedestrian experience.

Design Note 4 within the same states that:

If a property has a good example of an original shopfront there shall be a presumption in favour of its restoration and enhancement rather than replacement, particularly when the building is Listed or forms part of a Conservation area.

Regarding Pilasters and Vertical elements, the same document states that:

9.3.1 Pilasters are the vertical columns at each side of the shop front, providing a visual division between shopfronts.

9.3.2 Pilasters should always follow the same rhythm and style as the building above. By doing this, the pattern of the building above is consistent from its base, up to the eaves.

9.3.3 Whatever the building, pilasters and capitals or structural columns are a component part of a successful shopfront and should always be present as they help to define one unit from another and create structure and order in the streetscape.

9.3.4 Historical research, particularly from old photographs is encouraged to provide the opportunity to reinstate hidden or absent historic architectural pilaster features in the same style. In the City Centre, a decorative masonry pilaster is often present yet covered or half covered with timber.

9.3.5 The materials used for the development of a new pilaster should be compatible with the rest of the building design and the street scene.

Design Note 17: Original pilasters and associated features should not be altered or removed and if necessary reinstated.

Design Note 18: The pilasters must be treated in the same way creating an identical frame, on both sides of the shop front.

Design Note 19: A traditional pilaster is made up of a base, shaft and capital. Together these features should be proportionate creating a detailed feature of the shop front.

Regarding Windows, the same document states that:

9.4.1 Glazing bars, transoms or mullions are sometimes appropriate to allow recessed doorways, frame entrance ways and create a more intimate scale.

9.4.2 The method of subdivision of the shopfront glass should suit the character of the shopfront as well as the design of the building, including the position, size and proportions of the first floor.

9.4.3 Traditional style windows and glazing types should be encouraged on historic buildings. Where traditional details are discovered, they should be preserved and repaired, restoring the historic shop front to its original design and quality.

9.4.4 Treatments to glazing, such as panelling, etching, reflective tinted glass, which is used to provide signage or restrict the view into a shop, should be kept to the very minimum necessary. However, glazing types which include etched effect graphics can supplement the main signage of the unit and should be encouraged provided it is proportional to the windows, the shopfront and the building as a whole. Design Note 20: Divisions of glazing through the use of moulded transoms and mullions are encouraged and should reflect the proportions of upper floors.

Regarding Doors, the same document states that:

9.5.2 The style and character of the shopfront and building should be reflected by the design of the doorway.

Regarding Stall Risers, the same document states that:

9.7.1 Stall risers form the 'base' of the building, and form an important part of the shop front. Traditionally the stallriser was used to make the shopfront more secure, to protect from accidental knocks, and to create a display area closer to the eye.

9.7.2 It is a feature of the shopfront that serves a functional and visual purpose. In Conservation Areas and on Listed buildings a stallriser will be required. For contemporary shopfronts, designs should incorporate a stallriser in most instances.

9.7.3 Existing stall risers with decorative features of quality should be retained.

9.7.4 Materials used should always respect and enhance the materials of the whole building and shop front. The stall riser should be finished in a quality hard wearing material which is easy to clean. Historic lining, where present should be retained and enhanced.

9.7.5 Stall risers should not exceed 25% of the total shop front. Those that do exceed this height appear to dominate the shopfront, this is unlikely to be accepted. The stall riser should typically be in proportion with the plinth supporting the pilaster. A cill detail should be included between the glazing and the stall riser.

Regarding Materials, the same document states that:

9.10.1 In historic areas the use of traditional materials is encouraged, with high quality modern design elsewhere. Materials should harmonise with the character of the building, this can be implemented by ensuring that existing materials are maintained and restored, using materials and colour sensitively, and selecting materials that are durable and attractive. Shiny, reflective material and harsh colours are discouraged.

9.10.2 Efforts should be made to preserve and repair shop fronts on older buildings where materials are original. Some of the best early examples tended to be high quality metals (often bronze) often in combination with marble. It is important that these high-quality materials should not be painted over.

2. Observations

The proposed development is not located within a Conservation Area and nor does it relate to a listed building. However, map evidence clearly dates construction to the late-C19. It seems clear that the three premises (110-112 Commercial Road) were built in a single phase to terminate the terrace; being unified in scale, form, and materials, with the most ornate Commercial Road elevation comprising of pressed-red brick decorated with ornate stone detailing to moulded string courses, window surrounds, and pedimented gables. The acute street corner is resolved in turret form, the roof above shaped into a multifaceted, steeply pitched structure topped with a cupola, giving the junction a vertical emphasis and signalling an important node in the streetscape. Though nos. 110-111 have lost their original timber sash windows, their uPVC replacements still reflect the original design intention for this attractive elevation. Conversely, no. 112 still retains its original timber sliding sashes, the meeting rails for which are concealed behind ornate stone transoms.

Despite the unsightly external shutters approved to nos. 110-112 (won at appeal under ref: CAS-04434-G3S9T8) the ground floor front of the whole is unified by a continuous entablature, comprising of dentilated cornice, with fascias interrupted by paired and fluted console brackets which support the pilasters below. The 'shopfront' to no. 112 is of particular aesthetic interest, being symmetrically arranged, with twin doorways and windows framed by pilasters, and decorative masonry stall-riser with arched barrel-drop hatch still in situ, all indicating its former historic use as a public house and hotel. Despite its somewhat dilapidated condition, the whole (and the ground floor of no. 112 in particular) is a prominent and distinctive late-Victorian historic building, of notable architectural and historic interest. In this way, it makes considerable positive contribution towards the aesthetic interest of this end of Commercial Street and makes a very positive contribution towards both the quality of the streetscape and towards local amenity.

As proposed, pilasters (below decorative capital level), doors, windows, and masonry stallriser will all be removed, to be replaced with a modern aluminium shopfront. Beyond the structural difficulties of such an approach, this will eliminate the existing symmetry and historic character of the existing original shopfront.

The abovementioned proposals are contrary to guidance within the shopfronts SPG, which requires that a well designed shopfront should: be in keeping with the style and character of the building which frames it, conserve and enhance original architectural features rather than detract from them, seek to add interest and variety to the street scene, harmonise with the age and character of a building as a whole, be in proportion with the rest of the building, reinstate (or in this case retain) the horizontal and vertical lines and the proportions of the parent building, create the impression that the shopfront is the 'base' of the building above, retain and celebrate the original pilasters and associated features, retain existing stall risers with decorative features of quality, and preserve and repair shop fronts on older buildings where materials are original.

As proposed, these works would be considered contrary to the aims of Paragraph 6.1.6 of Planning Policy Wales; would significantly harm the amenity of both the immediate location and result in cumulative harm of the wider area (contrary to Policy GP2); and would not respect its immediate context by failing to relate well to the fine Victorian character of the building to which it forms part (contrary to Policy GP6). As a result, there would be significant adverse impact upon interests of acknowledged importance, namely the visual impact upon the unit and streetscape, and adverse effect upon local amenity.

Though no changes appear to be proposed to the upper levels of no.112, I would also highlight that, as a non dwellinghouse, the property does not benefit from 'permitted development rights' relating to material alteration of the building.

Listed Building Setting Impact

There is an Edwardian, single storey public convenience Grade II listed building (Cadw ref: 18177) situated to the Southeast of the host site, positioned at the Southeast end of Courtybella gardens, fronting onto Commercial Road. New development should preserve or enhance the setting of a listed building. Given that there is an adequate separation distance between the host site and the listed building, and that the road turns the corner away from the listed building, it is considered that the development would not cause demonstrable harm to the setting of the asset, in accordance with section 96 of the Historic Environment Act (2023).

- 6.2 Drainage Manager: No response.
- 6.3 Environmental Health Officer: No response.
- 6.4 Waste Manager: No response.
- 6.5 Newport Access Group: No response.
- 6.6 Highways Officer: No objection subject to conditions.

Highway Comments:

The submission does not include any detail of cycle provision, which should be secured by way of condition. There appears to be limited outside area available, but staff provision should still be incorporated.

There does not appear to be any satisfactory arrangement for servicing, however the restaurant would be no more onerous than the existing pub.

Most of the ground and first floor appears to be public areas associated with the pub. The differences in terms of parking and servicing requirements for a pub and restaurant are minimal.

The main change therefore appears to be the residential to restaurant uses on the second floor (although the plan is not annotated with a proposed use). Adding this restaurant space would presumably make little or no difference in terms of the staff numbers. It would require one space per 7sqm versus the existing use which requires three spaces.

As the requirement for the restaurant is slightly less per sqm than the pub, we would not anticipate any significant change in demand.

Noting that the area is a "high street" in terms of function which is highly accessible and that there is unallocated parking at the rear we would not anticipate any significant impacts and therefore would not raise any objection, subject to the following condition.

Suggested Condition:

Except for site clearance and remediation, no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

- 6.7 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development (restaurant). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Sea.

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

- 6.8 Dwr Cymru/Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises

with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on the 16th February 2026 and a Site Notice was put up on the 20th February 2026.

7.1 NEIGHBOURS: No comments received.

7.2 COUNCILLORS:

7.2.1 Councillor Adan: No comments received.

7.2.2 Councillor Jenkins: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary, therefore the principle of development is acceptable in accordance with Policy SP1.

8.2 Flood Risk

8.2.1 The application site is in Flood Zone 3 (Sea) and Flood Zone 2/3 (Surface Water and Small Watercourses). The proposed change of use of the upper floors is considered as a form of *less vulnerable development* as per the definition within Technical Advice Note 15 (2025). The existing site has not been in use since at least 2008; there is general policy support for the regeneration of the city centre as outlined within Policy SP18 and the employment opportunities generated from the scheme contribute toward key economic and employment objectives. The Local Planning Authority therefore consider that the redevelopment of the site is justified in line with para. 10.23 of Technical Advice Note 15 (2025).

8.2.2 Natural Resources Wales have raised no objection to the scheme subject to the developer being made aware of the existing flood risk; the application is supported by a Flood Consequences Assessment however this references the old Technical Advice Note 15 zones and definitions. Notwithstanding that, the findings remain that the upper floors shall be flood free and the proposed use remains as *low vulnerability*. The proposal is acceptable in regard to Technical Advice Not 15 and Policy SP3.

8.3 Urban Regeneration

8.3.1 Policy SP18 supports schemes which contribute toward the regeneration of the urban area; as set out above, the site has not been in use for a considerable period. As such, the proposed use of the whole building to A3 is considered to positively contribute toward regeneration aims for the area in accordance with Policy SP18.

8.4 Impact on Amenity and Environmental Health

8.4.1 The proposed A3 use is very likely to require an extraction scheme as hot food would be prepared on the site. No details have been provided of the extraction scheme or the routes of any flues (proposed or existing). Due to the front and rear elevations having prominent positions in their relative street scenes, it is considered that an extraction scheme would have to be carefully considered to ensure it would not detract from the overall appearance of either elevation. As such, the absence of this information is considered to result in a reason for refusal as firstly, it cannot be demonstrated that the proposed change of use could be served by suitable extraction, and secondly, what impact this may have on the wider character of the area should this be readily visible from the public realm.

8.4.2 No details of a grease trap have been provided; should all other matters be acceptable, this could be secure by way of condition.

8.4.3 The proposal does not include any development extending from the existing building envelope. As such, the scheme would not alter the existing levels of daylight, sunlight or overshadowing currently experienced by neighbouring properties.

8.4.4 The provision of the new shopfront would provide greater outlook onto the adjacent highway and dwellings beyond. However given the context of the area, it is considered that the increased outlook would not result in significant harm on the amenity or privacy of residential properties.

8.5 Highways and Parking

8.5.1 The proposal does not alter any existing vehicle access and remains to be accessible by pedestrian and vehicular traffic from Commercial Road and Courtybella Gardens. The Highways Officer raises no objection to the scheme but recommends a condition securing bicycle storage.

8.5.2 Assessment of the ground floor layout indicates that options to provide internal secure bicycle storage are very limited. It is considered that while internal bicycle storage would bring benefits to the scheme, it is considered that this is not essential to make the scheme acceptable in planning terms when considered in the round given the regeneration benefits. Furthermore, the sites sustainable location close to public transport links and existing residential properties highlight the ease of accessibility to the site via a range of transport modes.

8.5.3 The site does not benefit from any form of off street parking given the site constraints. The proposed restaurant use has a less intensive parking demand when compared to public houses according to the Parking SPG document. Therefore, the proposals impact upon parking in the area, is considered acceptable.

8.6 Impact on the Natural Environment

8.6.1 The proposal is not supported by a Green Infrastructure Statement; however, a desktop analysis of the site indicates that given the urban context and absence of any outdoor space, there are very few opportunities to secure a biodiversity enhancement. The most appropriate would be to secure a scheme by condition of bird and bat boxes to the eaves of the building. No works are proposed to the roof or loft areas, however should any protected species be encountered all works must cease and advice sought from Natural Resources Wales and a qualified Ecologist.

8.7 Impact on Character and Appearance

8.7.1 The proposal has a significant separation distance with the Grade II listed public convenience and therefore would not have an adverse impact upon its setting.

8.7.2 The application site itself has a detailed and prominent principle elevation and forms part of the adjacent conical roofed corner building. The presence of the columns and cornices identify the coherent and pleasant period design of the building. The removal of the columns, windows and door openings and replacement with glass and aluminium light gauge framework is considered to result in a contrived and incongruous appearance resulting in significant harm on the wider setting of the area and the building itself.

8.7.3 The Principal Heritage Officer has noted the roller shutters allowed at appeal to the neighbouring property and the adverse impact in which they represent to the façade of the building. It is noted that the Inspector provides no commentary on the architectural merit of the existing building or its significance.

8.7.4 It is considered that the removal of the existing ground floor frontage and replacement with aluminium and glass arrangement would result in significant and demonstratable harm on the character and appearance of the area. Furthermore, given the existing use as a public house and the proposed use as a restaurant, it is considered that there is no material difference between the proposed uses in order to justify the removal. Also, the regeneration benefits of bringing the site back into use would not outweigh the harm identified to the wider character and appearance of the area. The proposal is considered to be contrary to Policy GP2 and GP6.

8.8 Waste

8.8.1 The proposal does not include any internal waste and recycling storage, nor a waste management statement. Given the absence of a waste management scheme or details of internal waste storage, this forms a further reason for refusal, however this may be

acceptably addressed through the submission of further details. Based upon the information submitted, the scheme is considered to be contrary to Policy W3.

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 The proposal does represent regeneration benefits, however this does not outweigh the harm proposed through the introduction of the aluminium and glass shopfront which is wholly incompatible with the Victorian architecture resulting in an adverse impact upon the wider character and appearance of the area. Furthermore, no information has been provided regarding how the use would be suitably extracted and where the associated ducting would be routed. In the absence of this information it cannot be concluded with any certainty that the extraction scheme would, or would not, have an unacceptable impact upon the character of the area or residential amenity. In addition, the absence of the waste management information does not provided the Local Planning Authority with any certainty that waste and recycling can be suitably stored.

11. **DECISION**

Refuse, for the following reason(s):

01 Insufficient information has been submitted in relation to extraction and any associated flue/ducting (including its siting, external appearance and route). In the absence of this information, it has not been demonstrated that the proposed A3 use can be satisfactorily served, nor that the required equipment would avoid unacceptable harm to the character and appearance of the building and the surrounding area, contrary to Policies GP2 and GP6 of the Newport Local Development Plan (2011–2026).

02 The proposed works would result in the loss of the existing historic frontage, including its traditional detailing. The replacement frontage of aluminium and glass would result in demonstratable harm by virtue of its design and materials. The proposal fails to respect the architectural character and detailing of the Victorian building, resulting in an incongruous and visually harmful alteration that would significantly harm the character and appearance of the host building and the wider streetscape. The proposal is therefore contrary to Technical Advice Note 24: The Historic Environment and Policies SP9, GP2 and GP6 of the Newport Local Development Plan (2011–2026).

03 Insufficient information has been submitted to demonstrate that the site can be suitably served by adequate waste and recycling storage or waste management contrary to the aims of Policy W3 of the Newport Local Development Plan (2011–2026).

NOTE TO APPLICANT

01 This decision relates to plans and documents:

- Flood Consequences Assessment (Received: 06.02.2026)
- Plans and Elevations as Proposed (Drawing ref: PL02)
- Plans and Elevations as Existing (Drawing ref: PL01)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP18, 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.