

Delegated Decision Report

Application No:	25/0305	Statutory Period Expires:	17th June 2025
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Site:	12 Corporation Road Newport South Wales NP19 0AR		
Proposal:	SECURITY SHUTTER TO GROUND FLOOR UNIT (RETROSPECTIVE)		
Applicant:	Lane Property Holdings Ltd		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application follows the refusal of applications 23/1105 and 22/0963 for pin hole and solid shutters respectively. The most recent of these applications, 23/1105 was refused for the following reason:

01 The bulky housing of the proposed roller shutter and pinhole design is unacceptable in this location and are detrimental to the visual amenity of the area. This is contrary to policies GP2 and GP6 of the Local Development Plan for Newport, 2011-2026 (Adopted January 2015) and the Council's Shopfronts and Security Measures SPG.

22/0963 was also refused and dismissed at appeal.

2. SITE LOCATION AND CONTEXT

- 2.1 This application relates to 12 Corporation Road, Newport. The site is not located within the city centre or a district centre location.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks retrospective planning permission for a security shutter to the ground floor unit at 12 Corporation Road. The roller shutter which was previously in situ was a 'solid shutter' type measuring 2.6m in height and 3.36m in width when fully extended. This has subsequently been removed and replaced with a punched (letter box) type shutter of the same dimensions, however the protruding housing previously in place has been removed and the new housing is flush with the front elevation of the building. The shutter is positioned below the existing signage on the building. The shutter is finished in dark grey to match the signage.

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
23/1105	RETENTION AND AMENDMENT OF A ROLLER SHUTTER, REPLACING SOLID WITH PERFORATED FINISH	REFUSED
22/0963	RETENTION OF A ROLLER SHUTTER	APPEAL DISMISSED
20/1010	SUBDIVISION OF EXISTING CLASS A2 OFFICE INTO 2NO. CLASS A2 OFFICE UNITS	GRANTED WITH CONDITIONS
08/1500	RETENTION OF NON-ILLUMINATED FASCIA SIGNS	REFUSED

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)

Policies GP2 (General Amenity) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this planning application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The Security Measures for Shop Fronts and Commercial Premises Supplementary Planning Guidance is also relevant.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER: No comments to make.

6.2 HIGHWAYS OFFICER: No objection. No highway impacts are anticipated and therefore no objections raised.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 23/04/2024.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted and no responses were received.

8. ASSESSMENT

8.1 In terms of design, the Security Measures for Shop Fronts and Commercial Premises SPG states that 'Shutters, their housing and guiderails should be designed to have the minimum possible adverse impact on the appearance of the premises, the whole building and the street in general.' 'Wherever possible the shutter housing and guiderails should be built into the shopfront so they are hidden. Housing and guiderails should not project forward of the existing shopfront unless it can be demonstrated this was the only practical solution.' 'Bulky and/or prominent shutter housing and guiderails will be a reason to refuse planning permission for a security shutter unless it can be shown that this was the only practical solution.' The Security Measures for Shop Fronts and Commercial Premises SPG also confirms that punched/letter box type shutters are acceptable on buildings which are not listed and outside of conservation areas.

8.2 No.12 Corporation Road is not a listed building and is not within a conservation area or town/district centre. On this basis a punched/letter box type shutter is generally acceptable in this location. In addition, the bulky housing has now been removed and the new housing is flush with the front elevation of the building. Furthermore, the colour of the proposed shutter and housing is considered to remain in keeping with the character of the surrounding area and the building itself. On this basis the proposed development is now considered acceptable in accordance with policies GP2, GP6 and the Security Measures for Shop Fronts and Commercial Premises SPG.

8.3 The Highways Officer has no comments to make on the application, and it was confirmed at

the time of the site visit that the shutter would not encroach upon the public highway.

- 8.4 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. No measures have been provided as part of this application, however due to the nature of the application the request for this provision is considered onerous. In addition, in accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 proposed development is considered acceptable in accordance with the relevant

policies of the Newport Local Development Plan 2011-2026.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 1168_SKE001.P4.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan and 1168_SKE001.P4.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 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.