

Delegated Decision Report

Application No:	25/0960	Statutory Period Expires:	13th March 2026
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Site:	42C Bridge Street Newport NP20 4NY		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (MATERIAL SAMPLES) OF 24/0200 CREATION OF AN ADDITIONAL STOREY, ALTERATIONS TO FENESTRATION, REMOVAL OF CHIMNEY AND ASSOCIATED WORKS TO CREATE ENLARGED ACCOMMODATION FOR CONTINUED USE OF PROPERTY AS AN A1 RETAIL USE		
Applicant:	K Jones		
Type:	Discharge Conditions	Ward:	Stow Hill
Decision:	Approved		

1. BACKGROUND

- 1.1 Construction on the property has commenced prior to the condition being discharged and is subject to an enforcement investigation E25/0306 which is investigating claims that the development has not been implemented in accordance with the approved plans/documents.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is located within the Stow Hill Ward, adjacent to Newport Train Station on Bridge Street Bridge. The area surrounding the application site is predominantly characterised by two to three storey properties, however the area lacks any architectural consistency.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks to discharge condition 02 of permission 24/0200 which relates to the submission of material details. Condition 02 states:

Prior to construction work, full details including samples of materials shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0200	CREATION OF AN ADDITIONAL STOREY, ALTERATIONS TO FENESTRATION, REMOVAL OF CHIMNEY AND ASSOCIATED WORKS TO CREATE ENLARGED ACCOMMODATION FOR CONTINUED USE OF PROPERTY AS AN A1 RETAIL USE	Granted with Conditions	07.06.2026

5. PLANNING POLICY

- 5.1 None.

6. CONSULTATION RESPONSES

- 6.1 Principal Heritage Officer:

7. PUBLIC REPRESENTATIONS

- 7.1 None.

8. ASSESSMENT

- 8.1 The application seeks approval to discharge Condition 2, which relates to the external

materials. Construction has already begun, and a site visit confirmed that the works on site do not fully accord with the approved plans. While the original permission specified brickwork to match the existing dwelling, a condition was imposed to ensure this was confirmed prior to construction.

- 8.2 Although the construction to date does not accord with the previously approved plans, there is nothing to preclude the Local Planning Authority from assessing this application. The submitted plans indicate the use of black render on the extension in place of the originally approved red brick. While this does not match the existing property, it is not considered that the use of render would not harm the character or appearance of the host property to an unacceptable degree or be harmful to the character and appearance of the wider area. Furthermore, render is a common feature on properties along Clytha Park Road, which lies close to the application site. Overall, the proposed black render is considered acceptable in this context.

- 1.3 This application relates solely to the discharge of Condition 2 in respect of materials. It does not authorise or regularise any other deviations from the plans approved under permission 24/0200. Any alterations from the approved drawings must be addressed through a separate application to vary condition 01. An informative will be added to any consent issued.

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 black render is considered to be acceptable. The submitted information is considered sufficient to discharge the condition.

**11. DECISION
Approved**

NOTE TO APPLICANT

01 This decision relates to plan Nos: CWL01-XSTL-SS-01-A - Sample Submittal Sample for Colour Swatches for Doors, CWL01-A-H-03-A Admin - Elevations Façade Material Colours Rev. A-Mark-up, CWL01-A-H-03-A Admin - Elevations Façade Material Colours Rev. A-Mark-up, Covering Letter

02 The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations

04 This application relates solely to the discharge of Condition 2 in respect of materials. It does not authorise or regularise any other deviations from the plans approved under permission 24/0200. Any alterations from the approved drawings must be addressed through a separate application to vary condition 01. An informative will be added to any consent issued.