

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/04/2026 10:52 AM

Application Summary

Address:	51-52 High Street Newport NP20 1GA
Proposal:	CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	46 Cambrian road Inc 50 high street Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Formal Objection - Planning Application 26/0212 Dear Sir/Madam, I write on behalf of Patty & Brew, 46 Cambrian Road / 50 High Street, to object to Planning Application 26/0212 for the proposed apart hotel at 51-52 High Street. Mixed Trading Environment - Day into Night Transition Our premises operates across both daytime and evening periods, transitioning into a busy late-night environment due to the surrounding venues. As such, we experience: -High footfall throughout the day and night - Significant late-night street activity - Regular interaction with customers moving between venues The character of this area is not residential, it is a mixed but nightlife-led environment. Unsuitable for Guest Accommodation

Guests staying in an apart hotel at this location will be directly exposed to:

- Noise from surrounding venues
- Late-night pedestrian traffic
- Ongoing activity well beyond typical hotel expectations

This is likely to result in complaints which could unfairly impact surrounding businesses.

Economic and Operational Impact

The introduction of residential-style accommodation risks:

- Increased restrictions on nearby licensed premises
- Reduced attractiveness of the area as a hospitality destination
- Conflict between visitors and established businesses

This would negatively affect both day-time and evening trade.

Conclusion

This proposal does not align with the established use and character of the area and risks creating avoidable conflict between uses.

We strongly object and request that the application be refused.

Yours faithfully,

REDACTED

For and on behalf of Patty & Brew

Where did you hear about
this application?

Not specified

Kind regards