

Delegated Decision Report

Application No:	26/0422	Statutory Period Expires:	30th July 2026
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Site:	414-416 Chepstow Road Newport NP19 8JH		
Proposal:	CHANGES TO SHOP FRONT, BIN STORE, FENCING AND ASSOCIATED WORKS		
Applicant:	Greggs Plc		
Type:	Full	Ward:	Alway
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is a commercial property located within the Beechwood District Centre.

3. DESCRIPTION OF DEVELOPMENT

3.1 The following works are proposed

- Replacement of upvc windows with aluminium shopfront windows finished in grey RAL7011
- Replacement of main entrance door with a manual swing door finished in grey RAL7011
- Replacement on non-opening timber doors with new solid doors to be finished in grey RAL7011 (60% gloss)
- Proposed new bin store to be located along the side elevation and concealed with hit and miss wood panels
- Installation of 2no new single air conditioning condensers to the flat roof at first floor to the rear of the shop
- Installation of staff toilet ducting grille
- Installation of main extract ducting grille
- Painting of external walls of ground floor in grey RAL7011 (60% gloss)

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0099	ERECTION OF SINGLE STOREY REAR EXTENSION AND SECURITY FENCING (RESUBMISSION)	GRANTED WITH CONDITIONS	23/02/2006
19/0913	CHANGE OF USE OF FIRST FLOOR TO 2NO. BEDROOM FLAT AND ASSOCIATED EXTERNAL ALTERATIONS	GRANTED WITH CONDITIONS	04/12/2020
19/1263	PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR RETAIL SHOP TO ONE BED FLAT	REFUSED	27/02/2020
20/0464	PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR RETAIL SHOP TO ONE BED FLAT (RESUBMISSION)	GRANTED WITH CONDITIONS	02/07/2020
25/0974	S73 APPLICATION TO EXTEND THE TIME PERIOD FOR THE COMMENCEMENT OF DEVELOPMENT IN RELATION TO 20/0464 PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR RETAIL SHOP TO ONE BED FLAT (RESUBMISSION)	GRANTED SUBJECT TO S106	06/05/2026
25/0975	S73 APPLICATION TO EXTEND THE TIME PERIOD FOR THE COMMENCEMENT OF DEVELOPMENT IN RELATION TO 19/0913 CHANGE OF USE OF FIRST FLOOR TO 2NO. BEDROOM FLAT AND ASSOCIATED	GRANTED SUBJECT TO S106	06/05/2026

	EXTERNAL ALTERATIONS		
25/1029	CERTIFICATE OF LAWFULNESS FOR PROPOSED CONVERSION OF SPACE OVER AN A1 SHOP INTO A SINGLE FLAT	GRANTED	12/03/2026

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)

- GP2 General Amenity
- GP4 Highways and Accessibility
- GP6 Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Shopfront Design October 2021
- Waste Storage and Collection December 2025

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: Objection on highway safety grounds. It appears that the site is to be split and the existing yard is not available to the bakery. The proposal includes a bin store which would be accessed from Warwick Rd. Vehicles can stop legally on double yellow lines for servicing, however the concern is that they would be too close to the junction and potentially obstructing the pedestrian route and intervisibility between vehicles emerging from Warwick and pedestrians crossing it. The "no waiting" restrictions are only here to protect the junction and pedestrian safety. There is nowhere for service vehicles to stop safely to service this unit. The existing situation is a larger unit with a gated access farther away from the junction. The issues are exacerbated by the proximity of the bus stop and the pedestrian crossing. Parking is already an issue here but it may be possible to show that the unit could safely be serviced out of hours, when the parking demand is reduced.

6.2 Ecology: No comments received.

6.3 Drainage: No comments received.

6.4 Waste: No comments received.

6.5 Environmental Health: No comments received.

6.6 Dwr Cymru Welsh Water: We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below

are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition 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 planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. 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.*

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 16/06/2026.

7.1 NEIGHBOURS:

- This proposed development is in direct conflict with an existing family business The Hot Bread Shop 420 Chepstow Road. This business has been running since 1985 and, as such, is a much valued and well thought of local business. We should be encouraging strong independent retailers rather than allowing national chains to squeeze them. There is also a lack of suitable parking for a store that could potentially attract significant footfall. Directly outside 414-416 Chepstow Road is a bus stop, further limiting stopping places. I would ask the planning officer considers the impact on the local area in terms of traffic disruption but also to the potential loss of a much-loved family business which employs a number of local staff, if the proposal gets the go ahead.

8. ASSESSMENT

8.1 Shopfront

All existing openings and doorways in the shop front will be retained in the same location with the addition of a solid door and glazed panel in the front elevation. The UPVC windows will be replaced by grey aluminium of flush glazing. The external walls are to be painted Grey RAL 7011 (60% gloss) to match the colour of the windows and doors. It is considered that these minor changes to the shopfront are acceptable and would not detract from the character and appearance of the host dwelling and wider streetscape nor would they result in a detrimental impact to visual amenity.

8.2 Bin Store

A bin store is proposed along the Eastern elevation at a width of 2.96m and height of 1.7m to 2.1m above ground level, enclosed in 'hit and miss' timber panels, with a timber gate to access the area. This will serve as the shop's external bin storage area.

The 'hit and miss' timber panel finish would not be in-keeping with the host building or wider streetscape and would represent poor design in a very prominent location. Given the siting of the building on the corner of Chepstow Road and Warwick Road, the location of the bin store to the side of the building would be highly visible from public vantage points and owing to its scale and design would result in a visually incongruous addition to the streetscene to the detriment of visual amenity. It will obscure some fenestration details including a bay window and will fill the depth of a forecourt thereby protruding forward of the established building line and representing a poor quality, dominant addition at the back

edge of the footpath. The store fails to positively contribute to the street scene.

8.3 **Air Conditioning Condensers**

Two air conditioning condenser units are proposed on the flat roof to the rear of the building. The units are small and are setback from the highway partially screened by the main building. It is therefore considered that owing to their scale and location they would not result in a harmful impact on visual amenity. With regard to residential amenity, whilst the LPAs records don't show that there are currently any residential units within the building, there are permissions on the site for the 'change of use of part of the ground floor retail shop to a one bed flat' as well as 'change of use of the first floor to a 2no bedroom flat.' It is therefore reasonably assumed that there could be residential units in close proximity to the proposed A/C condensers and therefore the potential impact on the amenity of these residential occupiers must be considered. The units would be sited side by side on the flat roof, to the side of a window that would serve a bathroom for the first floor flat. The units would not restrict any openings or any other part of the approved development for the flats and they are small enough and sited so that they would not obstruct views. A condition could be attached to any consent restricting noise levels to ensure that the amenities of occupiers of other premises in the vicinity are protected. Overall, it is considered that the siting of the two air conditioning units would not result in a harmful impact on visual or residential amenity.

8.4 **Other Works**

Two small insertions of ducting grille are proposed on the Eastern elevation for the staff toilet and main extract. These would replace 2no small window openings, of the same scale. owing to the scale and siting of these works, it is not considered that they would result in a harmful impact on visual amenity. In terms of residential impact, any noise emitted from these could be controlled via condition as above.

8.5 **Neighbour Comments**

Neighbour comments were received relating to concerns over the retailer that would be occupying the unit as well as parking. No change of use is proposed as part of this application and therefore this has not been considered as part of this application and as such neither has parking demand. Concerns for competition are not relevant to the application being considered.

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 By reason of its location, scale and design the proposed bin store would result in a visually incongruous addition of poor design that would detract from the character and appearance of the streetscape to the detriment of visual amenity. This is contrary to policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

REFUSED

01 By reason of its location, scale and design and finish the proposed bin store would result in a visually incongruous addition of poor design that would detract from the character and appearance of the streetscape to the detriment of visual amenity. This is contrary to policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Plan Drawing No.RWST/S7081/10, Location Plan, Proposed Plan Drawing No.RWST/S7081/11 Rev A, Existing and Proposed Elevations BB Drawing No.RWST/S7081/13 Rev A, Existing and Proposed Elevations AA Drawing No.RWST/S7081/12, Existing and Proposed Sections Drawing No.RWST/S7081/14 Rev A and Greggs Extract Odour Mitigation Specification (Issue 2).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 and 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.