

Delegated Decision Report

Application No:	25/0829	Statutory Period Expires:	27th November 2025
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Site:	26 Bridge Street Newport NP20 4BG		
Proposal:	PROPOSED SINGLE STOREY EXTENSION TO REAR OF UPPER GROUND FLOOR LEVEL OF COFFEE SHOP		
Applicant:	D Underwood		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a mid-terraced building situated on Bridge Street. The application site from Bridge Street appears as a three-storey property, however, the land level decreases to the rear, and is a four-storey property. The application site is situated within the defined limits of the City Centre. There is a Grade II listed building to the East of the host site (3001) at 24 Bridge Street. The site is outside of but within close proximity to the Town Centre Conservation Area and situated within an Archaeological sensitive area. There are a mix of commercial and residential units within the vicinity. When approaching East down Bridge Street toward the Town Centre, property appearances change, with larger buildings such as Travel Lodge and the Queens Hotel.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks a single storey rear lean-to roof extension to the upper ground floor level of the existing café. The extension would be finished in materials to match that of the existing building and the existing window currently on the rear elevation, reused on the extension. The space below the proposed extension site would remain unoccupied by any built form.

The dimensions are as follows:

H: 4.6m (6.5m from ground level)

D: 2.4m

W: 3.5m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
21/1156	ADVERTISEMENT CONSENT FOR NEW EXTERNALLY ILLUMINATED FASCIA SIGN WITH TUBULAR LIGHTING	GC	10/11/2021

21/1155	CHANGE OF USE OF GROUND FLOOR OF SHOP TO A3 FOR THE USE AS A COFFEE SHOP AND WINE BAR	GC	10/11/2021
18/0065	CHANGE OF USE OF UPPER FLOORS FROM LETTING AGENTS/OFFICES TO 2NO. SELF-CONTAINED FLATS AND ALTERATIONS TO GROUND FLOOR ENTRANCE	GC	23/01/2018

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE7 (Conservation Areas)

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

Though located a few buildings away from the Grade II Listed 24 Bridge Street, I have no issues regarding setting impacts upon the listed asset here, by virtue of the scale and positioning of both the asset and the proposed extension.

I would simply highlight that the proposed is located within the Town Centre Archaeologically Sensitive Area and you should await comments from Heneb prior to determination.

6.2 Local Highways Authority: The extension is not considered likely to have any measurable impact on highways.

6.3 Newport Access Group: No comments received.

6.4 HENEB:

Information in the regional Historic Environment Record (HER) shows that the application area is situated within the Archaeologically Sensitive Area (ASA). It also shows that there are no recorded sites within the application area.

The application is for a proposed single storey extension to rear of upper ground floor level of coffee shop. We note the submitted documents and that the proposed works are for the extension of the upper ground floor and do not detail any extensive groundworks. Therefore, it is considered that the proposed works are of a limited scale, and it is unlikely that significant archaeological remains or features will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development. Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of any work in the area. In this event, please contact this division of the Trust.

6.5 Welsh Water:

This site is within close proximity to a public sewer with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. It appears the proposed development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone.

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.

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.

6.6 Waste Manager: No comments received.

- 6.7 Environmental Health: I refer to the above application passed to the Environmental Protection Team for comment.

Have reviewed the submitted planning application and I confirm I have no objections to the development; however the following condition should be attached to any permission granted;

CONSTRUCTING/OPERATING HOURS.

Working/operating hours shall be restricted to: 08:00-18:00 Monday to Friday, 08:00-13:00 Saturdays and no work on Sundays/Bank Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 09/10/2025. Site Notice was put up on 17/10/2025.

- 7.1 15no. neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 When assessing the impact of the extension on the building's character, it is noted that the proposal is located to the rear. Although the cantilevered design is atypical for the area, there is a presence of extensions to the rears of the buildings. Moreover, given the scale and that the proposed development does not protrude past the rear elevations of the existing extensions, the proposal would not result in any demonstrable harm to the building's visual appearance, in accordance with Policy GP6. Materials are proposed to match that of the existing building and will be secured via condition to create a coherent design.
- 8.2.2 When assessing the impact on the streetscene, it is considered that the Grade II listed building at 24 Bridge Street is within close proximity. The Heritage Officer was consulted on the application and has no issues regarding setting impacts upon the listed asset here, by virtue of the scale and positioning of both the asset and the proposed extension. Therefore, this adheres to requirements of The Historic Environment Act 2023. There is no intervisibility between the application site and the Conservation Area, accordingly there development is considered to have a neutral impact upon its setting and no conflict with the preserve/enhance test has been identified.

8.3 Residential Amenity

8.3.1 The extension would appear at first floor level from the rear and would cantilever over the ground floor. Given the relationship between the application site and the closest residential properties no unacceptable adverse impact has been identified upon the living conditions of neighbouring occupiers. There is currently a ground floor window which serves the kitchen in association with the café use above. This window is to be retained. It is likely that there would be some loss of light to this window over what the existing situation is, however, given that this window serves a commercial use in association with the café, this relationship is deemed acceptable in line with Policy GP2. Moreover, this extension is of a scale that would not impact on the surrounding streetscene and sits flush with the neighbouring rear extensions. Therefore, there would be no loss of light to neighbouring windows.

8.3.2 Environmental Health were consulted on the scheme and state that working/operating hours shall be restricted to: 08:00-18:00 Monday to Friday, 08:00-13:00 Saturdays and no work on Sundays/Bank Holidays to protect residential amenity. This will be secured via condition.

8.4 **Movement**

8.4.1 Highways have stated that the development would not hold a negative impact on highways matters.

8.5 **Biodiversity**

8.5.1 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 GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 **Archaeology**

8.6.1 The site is defined within the Town Centre Conservation Area. It is noted no ground works are proposed to be undertaken. Therefore, it is unlikely any archaeological remains are found. If any archaeological remains are found this should be reported to HENEB.

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 Overall, the cantilevered extension is unusual in design, however, from assessment, it does not create demonstrable harm to the building or within the setting of the streetscene/heritage assets. A condition will be imposed to protect residential amenity in regard to construction hours and also a biodiversity enhancement scheme shall be secured. Therefore, the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: DU.04.01 - Existing/Proposed Floor Plans and Elevations; DU.00.01 - Site Location Plan

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

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2011).

03 Working/operating hours shall be restricted to: 08:00-18:00 Monday to Friday, 08:00-13:00 Saturdays and no work on Sundays/Bank Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected

04 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 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.