

From: Wilks, Natalie (Housing Strategy and Enabling Officer)

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Sent: 19 March 2026 11:37

To: NCC - Planning [<Planning@newport.gov.uk>](mailto:Planning@newport.gov.uk)

Cc: Spicer, Sarah (Housing Strategy and Enabling Manager)

[<Sarah.Spicer@newport.gov.uk>](mailto:Sarah.Spicer@newport.gov.uk)

Subject: FW: Planning Re-Consultation Request for case ref: 25/0725

Good morning,

Response from: Housing Strategy & Enabling Officer, Housing & Communities

Application reference 25/0725

Proposal: RENOVATION OF GROUND FLOOR COMMERCIAL UNIT (USE CLASS A3) AND 2. NO FIRST FLOOR 1 BEDROOM FLATS AND ASSOCIATED WORKS.

We welcome opportunities to bring vacant buildings back into productive use, particularly where this enables an increase in supply of good quality housing. This includes the provision of one bedroom accommodation which is a key area of need in Newport as identified in the Newport Local Housing Market Assessment.

Quality remains important, and we support those applications that are compliant with planning policy and the standards set out in Newport's Flat Conversion SPG. The first flat is a one bed flat with a proposed GIA of 43sqm, close to the SPG guidance of 45sqm for a converted flat. The second flat, at 34sqm, complies with the SPG guidance regarding space standards for studio flats.

Consideration should be given to ventilation for bathrooms, as neither property has a bathroom with an exterior window.

Lower Dock Street features a mixture of residential and commercial spaces which benefit from close proximity to the city centre. The location provides convenient access to transport links, services and amenities making it a suitable and sustainable location for residential development.

Many Thanks

Natalie Wilks

Swyddog Strategaeth Dai a Galluogi | Housing Strategy and Enabling Officer

Tai a Chymunedau | Housing and Communities

Cyngor Dinas Casnewydd | Newport City Council

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