



PLANNING, DESIGN AND ACCESS STATEMENT

**VARY CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF
USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL
(A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN
COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE
GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND
ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE
CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO
CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS**

CHURCH HOUSE INN, 109-111 STOW HILL, NEWPORT, NP20 4ED

AUGUST 2025



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany Tis variation of condition application relating to the conversion of the Church House Inn, 109-111 Stow Hill, Newport to create a café/bar and commercial (A1/A2/A3) use on the ground floor along with five flats and associated external works.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan, floor plans and full elevational plans, as well as supporting technical documents, which illustrate that the site is capable of accommodating the development and its associated works.
- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Site Location and Description
 - Section 3: Planning History
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Design and Access Statement
 - Section 7: Planning Analysis
 - **A) Impact on Character and appearance of the Conservation Area**
 - **B) Impact on residential amenity**
 - **C) Level of amenity for future occupants**
 - **D) Access and Parking**



- Section 8: Conclusion

2.0 Site Location and Description

- 2.1 The application site comprises a substantial building within the designated St Woolos Conservation Area opposite the Lych Gate serving St Woolos Cathedral. The property has historically been used as a Public House. However, the property has been vacant for the last 10 years and has become dilapidated, making a poor contribution to the overall character of the area.
- 2.2 The property requires extensive refurbishment and new uses to ensure it is fit for purpose, so that it can enhance the setting of the Conservation Area.
- 2.3 The site has a site area of some 0.05 hectares. The location of the site is illustrated in Figure 1, below.

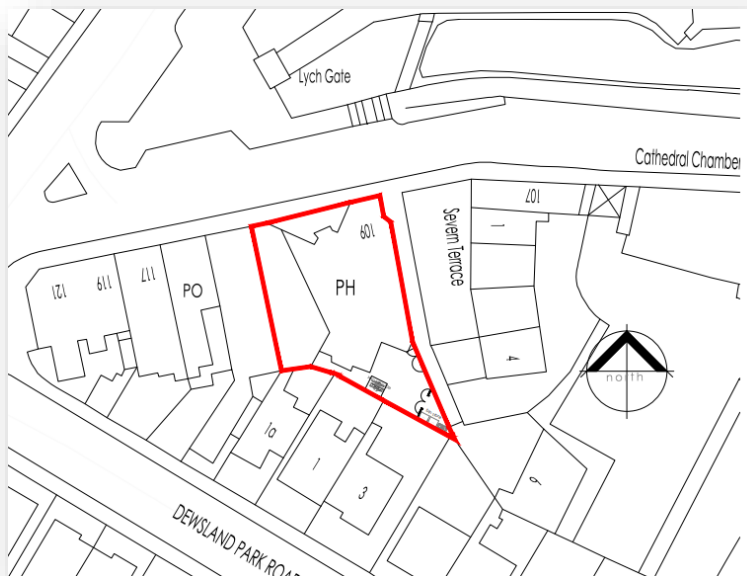


Figure 1: Site Location



Figure 2: Aerial View of Site

- 2.4 The property is located on the southern side of Stow Hill within the Stow Hill Local Centre. Within the surrounding area there is a mix of commercial uses including a restaurant, hairdressers, and offices with residential above.
- 2.5 The property is strategically well placed at the edge of the City Centre with all services and amenities including a bus and railway station, as well as employment opportunities within easy walking distance.
- 2.6 The property is also served by a regular bus service into and out of Newport City Centre.
- 2.7 There is also off-street parking available within the surrounding area.



3.0 Planning History

- 3.1 Full planning permission was granted on 3rd February 2023 (ref: 22/0762) for the change of use from a public house to a mixed-use development comprising ground floor retail (A1), financial and professional services (A2), café/bar (A3), and five residential flats with associated external works. A non-material amendment (ref: 23/0941) was approved on 21st December 2023 to vary condition 1 (approved plans), specifically altering window and door materials and placement. A further application (ref: 24/0028) for partial discharge of conditions 2 (fenestration details) and 3 (cill details) was submitted on 18th January 2024 but was subsequently withdrawn on 6th March 2024.

4.0 Proposal

- 4.1 The proposal seeks to vary Condition 1 (Approved Plans) of planning permission 22/0762, which granted consent for the change of use from a public house to a mixed-use development comprising a ground floor commercial unit incorporating retail (A1), financial and professional services (A2), and a café/bar (A3), along with the provision of five residential flats and associated external works. The proposed amendment involves internal alterations to Flat 1, specifically the creation of an additional bedroom to form a two-bedroom flat. As a result of this change, the revised Flat 1 will have a total floorspace of approximately 62 square metres. A window will serve both bedrooms to provide natural light and outlook.

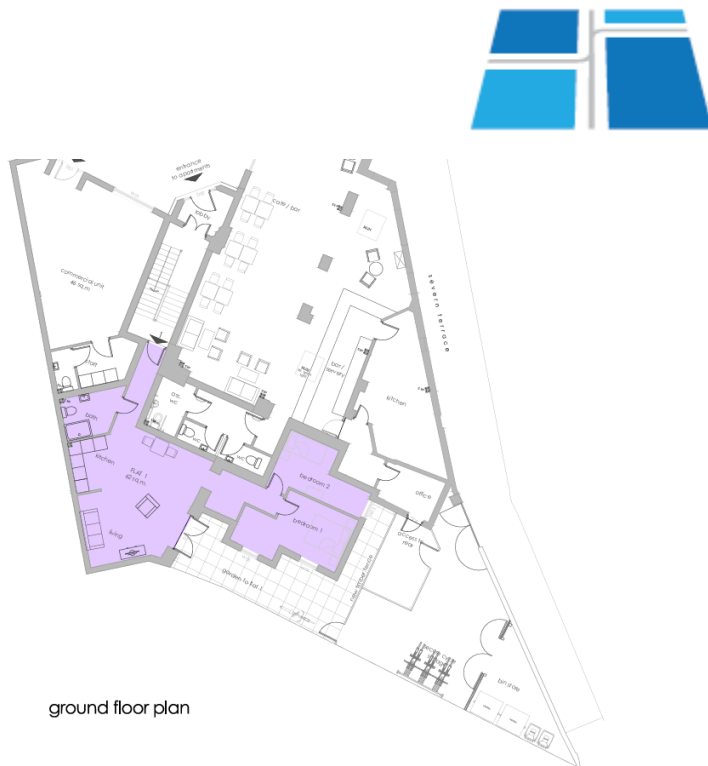


Figure 3: Proposed floor plans

5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales

- 5.2 Planning Policy Wales sets out the land use planning policies of the Welsh Government. This contains guidance for the preparation of Local Authority's development plans, development management, and sets out the WG commitment to creating sustainable developments.

Development Plan

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:



“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.5 The Newport Local Development Plan (LDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 (Sustainability)
- SP9 (Conservation of the Natural, Historic and Built Environment)
- SP13 (Planning Obligations)
- GP1 (Climate Change)



- GP2 (General Amenity)
- GP3 (Service Infrastructure)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- CE7 (Conservation Areas)
- H8 (Self contained accommodation)
- R8 (Small scale retail proposals)

Supplementary Planning Guidance (SPG)

The following SPG is relevant:

- Parking Standards;
- Affordable Housing;
- Flat conversions; and
- Waste storage and collection

6.0 Design and Access Statement

- 6.1 The purpose of a Design and Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site. The DAS also acts as a method of demonstrating the details of a planning application in a way that can be read both by professionals and the public. The diagram below, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account when preparing such a document.



Figure 4: Objectives of good design

6.2 The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

i) Access and Inclusivity

6.3 The building occupies a sustainable location with easy access to a range of amenities, services, and transport links and is easily accessible by different forms of transport. The position of the site therefore offers no barriers for those accessing the site by foot or car. A level threshold is provided into the building. The internal layout, including the proposed amendment to Flat 1, maintains accessibility standards, with a window to serve both bedrooms in the revised flat layout, ensuring natural light and adequate outlook in accordance with good design and amenity principles.



- 6.4 As part of the developing package of management measures, those responsible for the completed project will be made aware of their responsibilities. Under the Equality Act 2010, the need to maintain facilities providing for an accessible environment are important issues to be considered, including:
- Ensuring a suitable Access Strategy has been developed identifying design detailing and the management of the Equality Act process throughout the building's lifecycle. This document, along with the proposed building plans and Building Regulation consultation/approval, are key in this regard.
 - Ensuring suitable management and personnel policies in respect of disability, for all visitors.
 - Maintaining effective communication systems, including signage and wayfinding.
 - Managing the building to ensure suitability for wheelchair users, and improving wayfinding systems where appropriate.
 - Ensuring ongoing maintenance of all accessibility features such as clear access routes, functioning doors, well-maintained surfaces, and working sanitary facilities.
 - Promoting awareness of accessibility features, using publicity materials or visit arrangements.
 - Safeguarding access standards during any future works.

ii) Character

- 6.5 Policy CE7 requires that all development within or adjacent to a Conservation Area be designed to preserve or enhance its character and appearance. This includes consideration of listed buildings and their settings. The LDP sets out statutory responsibilities relating to heritage
- 6.6 At the heart of the proposal is the vibrant reuse of a building that has been vacant for over 10 years and subject to deterioration and anti-social behaviour. The updated proposal continues to support that aim.



- 6.7 The revised internal layout, including the reconfiguration of Flat 1 into a two-bedroom unit (measuring 62 sqm), maintains the sensitive approach to development, preserving the character of the building while meeting modern residential standards. The building continues to contribute positively to the St Woolos Conservation Area and the setting of the adjacent St Woolos Cathedral.
- 6.8 The proposal continues to utilise the existing fabric of the building, with no external extensions. The commercial frontage to Stow Hill is retained, maintaining vibrancy and footfall in the Local Centre.

iii) Movement

- 6.9 The site's sustainable location near frequent bus services continues to support active travel and reduced reliance on private vehicles.

iv) Community Safety

- 6.10 The revised proposal supports continued occupation of the building throughout the day and night, promoting natural surveillance and deterring crime and anti-social behaviour.

v) Environmental Sustainability

- 6.11 The scheme continues to represent a sustainable re-use of the existing building, minimising demand for new materials and capitalising on the site's access to local services and transport.

7.0 Planning Appraisal

- 7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 7.2 In formulating the proposal, special regard has been given to the more detailed requirements of the suite of local and national planning policy. The requirements



and standards of these documents have heavily influenced the final scheme, ensuring that a development of the highest possible quality, appropriate to its setting, is submitted for approval.

7.3 The main issues that are considered pertinent to the appraisal of this proposal are:

- The design of the proposal and its impact on the character and appearance of the Conservation Area;
- The impact of the development on local residential amenity;
- Amenity for future occupants;
- Transport matters.

A) The design of the proposal and its impact on the character and appearance of the Conservation Area

7.4 Planning policy at both local and national levels requires development to create high quality buildings and places where people want to live and work.

7.5 The proposed amendment, creating an additional bedroom in Flat 1 to provide a two-bedroom unit does not alter the scale or form of the approved development but continues to function well and add to the overall quality of the area throughout the lifetime of the building. The change retains a visually attractive, well-integrated design that is sympathetic to local character and context while maintaining a strong sense of place and identity.

7.6 The scheme continues to respond positively to the local context through appropriate scale, form, and detailing. The amendment to Flat 1 represents a natural evolution of the design that respects the existing built form and enhances the site's usability.



- 7.7 The architecture and retention of historic elements of the building, along with the improved layout and appearance, would protect and enhance the town's character and contribute positively to the St Woolos Conservation Area.
- 7.8 The development will enhance community character by bringing the vacant building back into active use, improving visual amenity and providing a landmark building that contributes to local distinctiveness.
- 7.9 The proposal remains consistent with the mixed character of the area and continues to complement the Conservation Area. The minor nature of the internal changes respects the original planning principles.
- 7.10 Although external changes remain minimal, the development utilises sympathetic local materials and detailing that reinforce the building's character and that of its surroundings.
- 7.11 Overall, the amended development is fully in keeping with the nature and character of its setting. It supports the preservation and enhancement of the Conservation Area and remains compliant with the relevant design policies of the LDP.

B) The impact of the development on local residential amenity

- 7.12 Policies GP2 and H8 of the LDP aim to ensure proposals do not detrimentally impact the amenity of neighbouring properties.
- 7.13 The surrounding context is urban, with a tight grain of development. The proposed change to Flat 1 does not introduce any new external elements or materially increase the intensity of use, and separation distances to neighbouring properties remain unchanged.



- 7.14 The creation of an additional bedroom within Flat 1 reflects the existing building's size and layout and does not generate a level of activity that would result in increased noise or disturbance to nearby residents.
- 7.15 The development as amended would not materially harm neighbouring amenity and is therefore compliant with Policies GP2 and H8.

C) Amenity for future occupants

- 7.16 The Council's SPG relating to flat conversions outlines space and amenity expectations for new residential units. All five flats, including the revised Flat 1, meet the minimum internal space standards. Flat 1 will now provide 62 sqm of internal floorspace, exceeding the 58 sqm standard for two-bedroom units. The proposal is therefore fully compliant with the Council's SPG for flat conversions.

D) Access arrangements and Parking

- 7.17 National planning policy prioritises sustainable development and encourages patterns of growth that reduce reliance on private vehicles.
- 7.18 The proposed development maintains a car-free approach due to site constraints and the accessible city-centre location. The surrounding area is well-served by public transport, and the uses proposed will generate modest travel demand.
- 7.19 The site lies within 800m of a wide range of local amenities, shops, and public services, justifying a lower parking provision. Future residents are likely to be attracted by the site's proximity to sustainable transport links and central location.
- 7.20 In relation to parking standards, the proposed amendment to reconfigure Flat 1 as a two-bedroom unit increases the total parking requirement by one space, from 28



to 29 spaces when assessed against the Council's Parking Standards SPG. However, as set out in the original officer report for the approved application, the fallback use of the site as a public house with ancillary residential accommodation would have generated a parking demand of 58 spaces. When compared against this significantly more intensive fallback position, the modest increase in parking demand from 28 to 29 spaces when compared to the approved scheme is not considered to result in any material harm.

- 7.21 Overall, given the highly sustainable location, site constraints, and the significant public benefit of bringing this long term vacant building back into viable use, the absence of full parking provision still remains acceptable and justified.

8.0 CONCLUSION

- 8.1 The proposed amendment to vary Condition 1 of planning permission 22/0762 seeks a minor internal alteration to create a two-bedroom unit within Flat 1, increasing its overall floorspace to 62 sqm. This change continues to respect the design principles of the approved scheme, with no external alterations or intensification of use that would impact the character or appearance of the St Woolos Conservation Area. The development remains compliant with national and local planning policy, preserving heritage assets, providing high-quality accommodation that meets space standards, and supporting a sustainable mix of uses. Although the parking requirement marginally increases from 28 to 29 spaces, this remains significantly below the fallback position of 58 spaces associated with the former public house use. As confirmed in the original officer report, the proposal represents an appropriate, balanced, and sustainable reuse of a vacant building, delivering clear public and heritage benefits without causing material harm to local amenity or infrastructure.