

AJ Planning and Development

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Head of Planning
Newport City Council
Planning Services
Planning and Economic Regeneration
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Newport
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Tuesday, 15th April 2025

My ref: AJ/JL/SHU-001

Dear Sir/Madam,

GROUND FLOOR UNIT AT 12 CORPORATION ROAD, NEWPORT, NP19 0AJ
PLANNING APPLICATION FOR RETENTION OF A SECURITY SHUTTER

Please find enclosed, on behalf of Lane Property Holdings Ltd (the applicant), a planning application proposing the retention of a security shutter serving the ground floor unit at the above site.

The application is submitted further to discussions with the Council during March 2024 during which the applicant was invited to apply for the retention of the security shutter. The supporting letter includes summary details relating to the site and local context, planning history, and concludes that the design of the installation is in keeping with security measures observed within the immediate terrace of business units.

This supporting letter is accompanied by the following information:

1. Planning application form and ownership notice;
2. Location Plan;
3. Planning Drawings and site photograph; and
4. Application Fee.

I set out details of the development proposal, provide a review of the local context and assess the scheme against both national and local Development Plan Policy below. It is concluded that the amended design of the inconspicuous, security shutter is sympathetic in its urban setting providing enhanced security to the applicant's business.

Director: A.J.Ayles BA (Hons) BTP MRTPI

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Development Proposal

The application proposal relates to the retention of a security shutter serving the applicant's ground floor office unit at 12 Corporation Road. This application follows earlier refusals of planning permission to retain more prominently designed shuttering with associated housing and as summarised below:

- a) Application No. 22/0963 and Appeal Reference CAS-02478-T5D1P9, for Retrospective Application for the Retention of a Roller Shutter, as dismissed by decision letter dated 31st July 2023. As above, the installation projected from the building frontage in a similar manner to adjacent take-away units.
- b) Application No. 23/1105, for Retention and Amendment of a Roller Shutter, Replacing Solid with Perforated Finish, as also dismissed by decision letter dated 15th February 2024. Again, the council did not support the external shutter box which was attached to the building façade.

These decisions related to the retention of a shutter have guided a revised proposal for a revision to the position of the shutter, which is sought under this application. The new positioning of the security shutter flush with the building being in keeping with the host property and street scene.

Site Description and Local Setting

The ground floor unit at 12 Corporation Road is located within a three-storey terraced building. The perforated roller shutter serves Mortgage Lane office at ground floor level. As above, the new shutter (as installed) is more sympathetic than that of the previous security measures as rejected by the Council.

**Photograph showing the previous roller shutter (left) and
amended perforated replacement (right)**



In review of local character, the application site is located on one of the busy main artery roads serving Newport city centre and adjoining suburbs. The area is served by a mix of uses including residential, commercial, retail, leisure and community uses. Rodney Parade Stadium, the home of Newport County Football Club and Newport Gwent Dragons Rugby Club is located within 50 metres of the site. Within the adjoining buildings there are several ground-floor units supported by roller shutters in place, including a barber's shop, takeaway outlets and several convenience shops (see photograph below). The application security measures are deemed to be more sympathetic than the range of neighbouring installations as shown below.

Examples of roller shutter installations within the immediate street scene



Planning Assessment

The local area, like many inner-city districts within the United Kingdom, experiences regular incidences of crime, including vandalism and break-ins, as evidenced within Gwent Police's most recent published crime figures. This crime data reports that in the Victoria Ward, within which the subject premises is located, during January 2025, there were 70 reported crimes with 41 violence and sexual offenders; 15 anti-social behaviour; 9 criminal damage and arson; and 5 burglaries within the month. (Gwent Police website link: [Victoria | Your area | Gwent Police | Gwent Police](#)).

The website's crime prevention for businesses section suggests that to 'Keep burglars out of your business' comments on external shutters, "although effective, may require planning approval. Use attack-resistant laminated glass in sturdy frames where possible. Alternatively, film can be applied to glass to make it more resilient". The subject property has incorporated several measures in providing the required high level of security to protect the office.

Therefore, the retention of a more inconspicuous, perforated roller shutter within the local street scene is an important protection consideration for the applicant's business. In review of planning policy guidance and the recent planning history, the small-scale proposal for an amendment to the modern security shutter complies with the general aims and objectives of Planning Policy Wales and Newport City Council's Local Development Plan (LDP) on the following grounds:-

- PPW advises that local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions they take. As above, the crime figures are high in the Victoria Ward and it is the applicant's preference, as part of their investment in the business, that the premises remain protected by the roller shutter. As observed, the subject premises is set within the context of numerous ground-floor units also served by both solid and perforated shutters.
- LDP Policy GP2: General Principles – General Amenity, states at criteria (iii) that development will be permitted where “*the proposal seeks to design out the opportunity for crime and anti-social behaviour*”. The perforated roller shutter proposal complies with the guidance, being functional and of an appropriate scale and appearance. It presents a recessed solution, which does is sympathetic to the premises and general views.
- Newport Shopfront Design SPG (October 2021) informs that the council will seek to adopt a “*balanced approach*” to shopfront security in recognising that security measures should be implemented in a way that makes the city feel safe and attractive to people outside of trading hours. In review of the application proposal, there are no heritage impacts presented and the roller shutter installation to the ground floor of No.12 Corporation Road is in keeping with similar developments observed within the locality, in fact a less conspicuous design to many neighbouring shutters.

Further, the council are aware from previous application consideration that the amended roller shutter provision is vital to the protection of the commercial unit and the private data contained within it, in line with the Data Protection Act guidelines.

Shopfront Design Supplementary Planning Guidance

- The new amended perforated shutter meets the requirements of the design principles, as listed at paragraph 4.3. It appropriately responds to the context of the locale, the amended perforated shutter choice is not overbearing or over-sized: it is a smaller, less conspicuous option, which recesses into the front of the building.
- Paragraph 10.1 confirms that the Council will seek to adopt a balanced approach to shopfront security. Shopfronts should be designed using materials that make burglary and

petty vandalism very difficult and be implemented in a way that makes the City feel safe and attractive to people outside of trading hours (*Our Emphasis*).

Security Measures and Shop Fronts Supplementary Planning Guidance

- Paragraph 6.1 informs that shutter housing and guiderails should be integrated as much as possible into the shopfront of the building which will minimise their impact on the appearance of the building and the street in general.
- The enhanced shutter installation design minimises the forward projection of the shutters, which do not project further forward than the shopfront itself. The shutters are colour coated in black to match the rest of the shopfront.
- The shutters housing is not bulky, observing that the previous application refusals objected to the original shutter housing affixed to the façade of the building above the fenestration.

Conclusion

The application proposal seeks retrospective approval for a security shutter at 12 Corporation Road in Newport. The small-scale security measure represents an amended installation, which is more discrete in scale and appearance than the original solid shutter with associated housing.

We trust that the local planning authority, in consideration of security to the business, will confirm approval, based on the revised design and taking into account earlier planning history.

I look forward to receiving the application registration letter shortly. Please do not hesitate to contact me should you have any queries.

Yours Faithfully,



Andrew Ayles
Director

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