

Delegated Decision Report

Application No:	26/0525	Statutory Period Expires:	7th September 2026
------------------------	----------------	----------------------------------	---------------------------

Site:	Part Of 264 - 272 Corporation Road Newport South Wales NP19 0DZ		
Proposal:	CHANGE OF USE OF FIRST FLOOR OFFICE SPACE TO SELF CONTAINED 1 BED FLAT		
Applicant:	Borg		
Type:	Full	Ward:	Victoria
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to the first floor of 264 Corporation Road which is terraced, two storey property located in the Victoria ward. The property forms part of the Corporation Road District Centre and is currently in use as a shop on the ground floor with offices above.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the change of use of the first floor of the building from offices to a self contained 1no. bedroom flat. The flat would be accessed through the existing segregated entrance on the ground floor which would lead to a hallway, an open plan kitchen and dining room, bedroom and bathroom on the first floor. No external changes are proposed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
91/1390	ERECTION OF INTERNALLY ILLUMINATED PROJECTING SIGN	GRANTED WITH CONDITIONS
92/0023	ERECTION OF EXTERNALLY ILLUMINATED OVERHEAD TROUGH LIGHTING	GRANTED WITH CONDITIONS

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 8 - Flooding

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)

The following policies of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the proposals:

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy SP13 Planning Obligations enables contributions to be sought from developers that will help deliver infrastructure which is necessary to support development.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highway Safety and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats.

Policy GP6 – General Development Principles – Quality of Design states that good quality design will be sought in all forms of development.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy H8 Self Contained Accommodation and Houses in Multiple Occupation sets out the criteria for subdividing a property into self-contained flats. The scheme must be of appropriate scale and intensity not to unacceptably impact on the amenity of neighbouring occupiers and create parking problems; proposals must not create an over concentration in any one area of the city; and adequate noise insulation is provided and adequate amenity for future occupiers.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Parking Standards SPG
- Planning Obligations SPG
- Flat Conversions SPG
- Waste and Storage Collection SPG

6. CONSULTATION RESPONSES

6.1 DRAINAGE OFFICER: No response.

6.2 ENVIRONMENTAL HEALTH OFFICER: I confirm I have no objections to the proposals: Considering that the premises were used as offices and it is along Corporation Road with heavy traffic 24/7 there is a significant potential of the future occupants being impacted on by traffic noise especially for rooms opposite the Corporation and this should be addressed. Waste storage and recycling facilities should be considered too. Therefore, I advise that the following conditions should be attached to any permission granted;

Waste Storage and Recycling

There is a lack of information regarding the waste storage and recycling facilities that will be provided to serve the future development. Therefore, either additional information is required or the following condition is recommended;

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use.

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

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall/structure between flats shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

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

Tan 11 Assessment

I note that the development is in very close proximity to Corporation Road and therefore in my view the potential for disturbance of noise from the road traffic on the use and enjoyment of the residential properties should be considered.

I therefore recommend that a noise assessment is undertaken to assess which Noise Exposure Category (or Categories) the proposed site falls within as provided in Planning Guidance Wales ' Technical Advice Note (Wales) 11 :Noise ' . I suggest that the whole site should be considered in the assessment, but particular regard must be given to the dwellings proposed in the area closest to Corporation Road. The report should provide appropriate recommendations based on the Noise Exposure Categories determined.

Reason: To ensure that the amenities of future occupiers are protected.

6.3 WASTE MANAGER: We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

6.4 HIGHWAYS OFFICER: No objections. The development lacks suitable cycle storage, however, we note that the impact/need is no greater than the existing use and there are no clear opportunities to make provision. There are therefore no highway related objections.

6.5 NATURAL RESOURCES WALES: We have no objection to the proposed development as submitted and provide the following advice.

Flood risk

The planning application proposes the change of use from an office to residential. This includes a flat on the first floor which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and a TAN15 Defended Zone. We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy.

Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

We have reviewed the FCA undertaken by PHG Consulting Engineers, dated July 2026, reference 2838. We have no objection to the application, as submitted. Further detail is provided below.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied that it is elevated from any flood risk.

The FCA states that the flood level for the 1 in 200 year plus climate change is 9.93 m Above Ordnance Datum (AOD) under the 95th percentile (upper) allowance. Which is likely to flood the site to a depth of 2.68 m based on the finished floor level of 7.2 m AOD (assumed from LiDAR information). However, the upper floors are set above the maximum flood level.

The flood level for the 1 in 1000 year plus climate change is 10.26 m AOD under the 95th percentile (upper allowance). This will flood the site to a depth of 3.06 m based on the finished floor level of 7.2 m AOD. However, as stated above the upper floors are set above the maximum flood level.

We note the mitigation measures included in the FCA, along with a proposed evacuation route within Appendix D. Please note that NRW Flood Warning Service can be used by users of the residential and commercial units to receive warnings regarding flood risk on site.

However, it is for yourselves the planning authority to determine whether the risks and consequences of flooding are acceptable. Therefore, you should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event.

- 6.6 DWR CYMRU WELSH WATER: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system. 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.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 22/07/2026.

- 7.1 NEIGHBOURS: Neighbours with a common boundary and opposite (10no. properties) were consulted and no responses were received.

8. ASSESSMENT

Principle of the Proposed Development

- 8.1 The site comprises previously developed land and is located in a sustainable location within the settlement boundary and therefore the principle of residential development is

considered acceptable in accordance with policy SP1 subject to other material planning considerations.

Design and Amenity

- 8.2 The property is located within an area having a mixed commercial/residential character and there is no objection in principle to the conversion. In terms of the residential amenity for future occupiers, Policy H8 (Self Contained Accommodation) states that any proposal for the conversion to self contained flats must be of appropriate scale and intensity, must not unacceptably impact on the amenity of neighbouring occupiers; must not create parking problems; must not create an over concentration in any one area of the city; and must provide adequate noise insulation and amenity for future occupiers. In addition, the Flat Conversions SPG (adopted October 2021) seeks to ensure that flats provide reasonable living conditions. Paragraph 5.2.1 of the SPG states that '*a converted flat should offer its occupants reasonable levels/amounts of natural light, perceived space, privacy, ventilation, peace and quiet, noise attenuation, outdoor amenity space, parking, cycle storage, and bin/recycling storage.*' Paragraph 5.3.2 set outs desired internal floor space standards for converted flats and the table below outlines the proposed gross internal floor space of the proposed flats and how they stand against the desired SPG standards;

Beds/bedrooms	Flat type			
	<i>Studio</i>	<i>Converted</i>	<i>New</i>	
			<i>Common Access²</i>	<i>Walk Up³</i>
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

Figure 1: Desired standards for gross internal floor space (square metres)

- 8.4 All of the proposed habitable rooms would have access to light and ventilation, however as outlined above a one bed converted flat should have a floorspace of 45sqm, the proposed flat would fall significantly short of this having floorspace of only 35sqm. Furthermore, it would appear that the future occupants of the flats would not have any outside amenity space. Whilst private outdoor amenity space is desirable rather than essential, no case for the lack of it has been made and the site lacks any public open space in the immediate vicinity. The lack of outdoor amenity space is compounded by the inadequate internal floorspace the flat would have and it is considered that the proposals would provide a poor standard of amenity for future occupants.
- 8.5 The property is also located on a busy arterial route serving the city and is close to a busy traffic junction as well as a car garage. The proposals have potential to result in an adverse impact from noise to the future occupants of the flats. Whilst the bedroom would not have an active frontage with Corporation Road, the living areas would, and no information has been provided relating to noise. In the absence of this information it has not been demonstrated that the proposed units would provide a suitable standard of amenity. Whilst the Environmental Health officer states no objection in their response, they raise clear concerns over noise impacts to future residents. This cannot be mitigated via condition as the noise impacts must be clearly understood pre-determination along with any associated mitigation if required. In addition, no information has been provided regarding where waste would be stored and having regard to the limited floorspace and other constraints described above, the lack of waste storage details is a concern and is contrary to Policies GP2, GP7

and H8 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Flat Conversions SPG (adopted October 2021).

Highways and Parking

- 8.6 The property is located in a sustainable area but is not served by any off street parking provision. The site is located in parking zone 3 which requires 1no. parking space per 35sqm of floorspace for the existing office use. The existing office space measures approximately 35sqm which would result in a requirement for 1no. space. The proposed 1no. bedroom flat would require 1no. space per bedroom and 1no. space for visitors resulting in a total requirement of 2no. spaces. Whilst the proposed development would fall short of the requirement for 1no. visitors space, it is noted that there is some on street parking available directly opposite the site and given its sustainable location and the small scale of the proposal, on balance the provision of a visitor parking is not considered essential in this instance. The proposed development is therefore considered to be in accordance with policies T4 and GP4.

Flood Risk

- 8.7 The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and a TAN15 Defended Zone. The recently emerged replacement TAN15 (31st March 2025) confirms that a Flood Consequences Assessment is required for any development proposal located fully or partly in Flood Zones 2 and 3. The Flood Consequence Assessment will help the planning authority determine whether the risk and consequences of flooding are acceptable and can be appropriately managed over the lifetime of development. The assessment can also be used to establish whether appropriate avoidance or mitigation measures could be incorporated within the design of the development to ensure that over its lifetime, development minimises risk to life, damage to property and disruption to people living and working on the site and does not increase flood risk elsewhere. The TAN also sets out the tolerable conditions (rate of water rise, speed of inundation etc) and an FCA should provide Authority's with details of how the development would comply/compare with these.
- 8.8 The FCA accompanying the application states that the flood level for the 1 in 200 year plus climate change is 9.93 m Above Ordnance Datum (AOD) under the 95th percentile (upper) allowance. Which is likely to flood the site to a depth of 2.68 m based on the finished floor level of 7.2 m AOD (assumed from LiDAR information). However, the upper floors are set above the maximum flood level. The flood level for the 1 in 1000 year plus climate change is 10.26 m AOD under the 95th percentile (upper allowance). This will flood the site to a depth of 3.06 m based on the finished floor level of 7.2m AOD.
- 8.9 NRW have reviewed the submitted FCA and have advised that they have no objection to the proposed development. Notwithstanding this, it is for the planning authority to determine whether the risks and consequences of flooding are acceptable. The planning authority should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event.
- 8.10 Located within the settlement boundary, Officers consider that the development is necessary as part of a local authority strategy required to sustain an existing settlement. The development is justified in this location, subject to technical consideration through the submission of a Flood Consequence Assessment.
- 8.11 PPW defines previously developed land as:

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.

The proposal satisfies this test and meets the definition of Previously Developed Land.

- 8.12 The new TAN15 states that whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. There are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met:

Acceptability criteria for flooding consequences

No increase in flooding elsewhere

Occupiers aware of flood risk

Escape/evacuation routes present

Flood emergency plans and procedures agreed and in place

Flood resistant and resilient design

Acceptable consequences for type of use

No increase in flooding elsewhere

- 8.13 The proposed development comprises a change of use with no external changes to the building, it would therefore not increase flood risk elsewhere. The development therefore accords with section 11.4 of TAN15.

Occupiers aware of flood risk

- 8.14 The applicant can be notified of flood risk by way of an informative to the planning consent.

Escape/evacuation routes present

- 8.15 In terms of access/egress TAN15 states that during extreme flood events there is recognition that it may not be possible to keep all development flood-free. In these circumstances it is imperative that flooding does not endanger life, therefore it needs to be demonstrated that conditions within the development during an extreme event will be tolerable. Mitigation and flood resilience measures are not sufficient justification to permit a development if the tolerable conditions are exceeded during an extreme flood event. High velocities and/or depths of floodwater pose a potential risk to life, may cause structural damage to buildings and could impact on human health and wellbeing. The TAN outlines that for highly vulnerable development there should be a maximum depth of flooding to 600mm at a maximum velocity of 0.15m/s.

- 8.16 The FCA outlines that the site access would flood to a depth of 2.68 m in the 1 in 200 year event and 3.06m in the 1 in 1000 year event which is significantly in excess of the 600mm tolerable limit. In addition, the FCA does not include any information regarding velocity. On this basis, it has not been demonstrated that a suitable escape/evacuation route is present which is contrary to TAN15 and Policy SP3 of the Newport Local Development Plan 2011-2026.

Flood emergency plans and procedures agreed and in place

- 8.17 NRW have confirmed that they do not comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as they do not carry out these roles during a flood. NRW's involvement would be limited to delivering flood warning to occupants/users. The local planning authority does not have the in-house expertise to judge the effectiveness of the emergency plan. Planning Officers are therefore not in a position to comment upon the effectiveness of the flood emergency management arrangements document is acceptable and effective. These procedures would be the responsibility of the developer.

Flood resistant and resilient design

- 8.18 The application site is situated within a terrace of properties and being a conversion there are limitations as to what can be designed to minimise structural damage, however given the age and build of the property it is considered less likely that structural damage will occur.

Acceptable consequences for type of use

- 8.19 NRW have advised that they have no objection to the proposed development as submitted as the highly vulnerable element of the scheme is located above ground level, they are satisfied that it is elevated from any flood risk.
- 8.20 Notwithstanding this, it is the role of the LPA to assess the proposals with regard to local and national planning policy. TAN15 states development should only be permitted where the developer has demonstrated that the risks and consequences of flooding are manageable and meet the criteria set out in Figure 6. The criteria in Figure 6 provides maximum tolerable flood depths and velocities for different types of development which should be assessed against the extreme 0.1% flood event including climate change allowance (CCA). TAN15 also advises that mitigation and flood resilience measures are not sufficient justification to permit a development if the tolerable conditions are exceeded during an extreme flood event.
- 8.21 Paragraph's 24 and 25 of appeal decision APP/T6905/C/21/3268407 (dated 07/04/2022) confirms:

*The appellants have submitted a Flood Risk Assessment that concludes that the flood risks at the site are not enough to preclude development. Specifically, it is contended that the finished floor levels of the caravans would be above flood levels and that the topography of the site would only be affected in an extreme event and that depths would be shallow and velocities low. However NRW notes that, whilst this hypothesis may prove to be true, **the Flood Risk Assessment represents a desktop exercise using published flood map data, with no site-specific detail or hydraulic modelling undertaken. Definitive information regarding the full depth and velocity of flood events is not, therefore, available.** NRW has also raised concerns about localised impacts on the access road leading to the caravans despite the Flood Risk Assessment concluding that flood water on this part of the site would be of a low hazard. (emphasis added).*

*The land upon which the caravans are sited was significantly above watercourse levels at the time of my site inspection. However, consistent with NRW's concerns, **I am unable to confirm with any certainty that the risk of flooding would be acceptable given the broad scale nature of the data used in respect of flood levels and velocities affecting the site. Notwithstanding this, whilst there has been little discussion within the evidence, I have significant concerns that the appeal site extends into Zone 3 of the Flood Maps for Planning. A fundamental principle of WG's policy position in respect of flood risk is to avoid locating highly vulnerable development in areas of such high risk. Indeed, TAN15 is clear that highly vulnerable development, such as that proposed in this instance, should not be permitted in areas of high risk irrespective of the findings of such flood risk assessments.*** (emphasis added).

- 8.22 Whilst NRW advise that the proposed development will be flood free, flood velocities have not been provided within the FCA in relation to the proposed development and flood depths have been shown to be well in excess of the 600mm tolerable limit. Therefore, on this basis, an appropriate access/egress route has not been shown to be available. It is also unclear how long potential occupiers will need to wait for flood waters to subside. Based on this information it has not been demonstrated that the risks associated with flooding can be appropriately managed in accordance with TAN 15.

Ecology and Green Infrastructure

- 8.23 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological

networks and features of importance for biodiversity. The applicant has not indicated any biodiversity enhancement measures and given the lack of outdoor space it is not clear how biodiversity net gain could be achieved, however, wall mounted bat or bird boxes would be possible and commensurate enhancements are considered achievable and could be secured by planning condition. In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

Section 106 Planning Obligation matters

- 8.24 In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration Investment and Housing	Commutated contribution of £470 for affordable housing provision based on a 20% target	N/A	Full heads of terms agreed	No

Heads of Terms Agreed by Applicant

- 8.25 The applicant has confirmed that they agree in full to the above Heads of Terms, notwithstanding this no signed legal agreement has been provided for the commuted sum contribution. This would ordinarily be dealt with by a Section 106 Legal Agreement if planning permission were forthcoming. However, Dear Chief Planning Officer letter of December 2018 advised that LPAs should consider including the lack of an obligation as a reason for refusal in order to avoid appellants seeking an award of costs on the grounds that the LPA has introduced a new reason for refusal at the appeal stage.

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 the substandard internal floorspace of the flat, lack of outdoor amenity space or close access to public open space, lack of waste storage and proximity to noise sources, the proposed development will provide a substandard level of amenity for future occupants. No information has been provided to mitigate these objections. The proposals are contrary to Policies GP2, GP7 and H8 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Flat Conversion SPG (Adopted January 2020).

10.2 The development has a significant adverse effect on interests of acknowledged importance, namely safety and residential amenity, by reason of the site's location in an area at risk from flooding. No information has been submitted that mitigates this objection, contrary to Policy SP3 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and Technical Advice Note 15: Development and Flood Risk (TAN15).

10.3 The development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its on-going requirement for affordable housing. This is contrary to Policy H4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

REFUSED

01 By reason of the substandard internal floorspace of the flat, lack of outdoor amenity space or close access to public open space, lack of waste storage and proximity to noise sources, the proposed development will provide a substandard level of amenity for future occupants. No information has been provided to mitigate these objections. The proposals are contrary to Policies GP2, GP7 and H8 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and the Council's Flat Conversion SPG (Adopted January 2020).

02 The development has a significant adverse effect on interests of acknowledged importance, namely safety and residential amenity, by reason of the site's location in an area at risk from flooding. No information has been submitted that mitigates this objection,

contrary to Policy SP3 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015) and Technical Advice Note 15: Development and Flood Risk (TAN15).

03 The development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its on-going requirement for affordable housing. This is contrary to Policy H4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1142-00 Site Location and Block Plan, SD1142-01 Existing Plans and Elevations, SD1142-02 Proposed Plans and Elevations, Planning Statement (received 14/07/2026) and Flood Consequences Assessment (received 14/07/2026).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP12, GP2, GP6, GP7 and T4 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.