

Delegated Decision Report

Application No:	26/0259	Statutory Period Expires:	30th May 2026
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Site:	33 Walmer Road Newport NP19 8NU		
Proposal:	PARTIAL DISCHARGE OF CONDITION 4 (CYCLE STORAGE) OF 25/0306 RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PROPERTY FROM RESIDENTIAL DWELLING TO 3NO. BEDROOM HMO		
Applicant:	I Denou		
Type:	Discharge Conditions	Ward:	Beechwood
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0306	RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PROPERTY FROM RESIDENTIAL DWELLING TO 3NO. BEDROOM HMO	APPEAL ALLOWED	5.02.2026

3. CONSULTATION RESPONSES

- 3.1 Local Highways Authority: Recommend partial discharge in so far as the proposals are approved but remain to be provided.
- 3.2 Councillor Matthew Pimm: I am opposed to this HMO application in this built up area of our ward. Walmer Road is made up of traditional family terraced housing and is not a suitable location for a HMO. Such a property is not welcome nor supported by the local residents in Walmer Road.

4. ASSESSMENT

- 4.1 This application seeks to partially discharge a condition relating to cycle storage of the above appeal decision. The condition states:

Within six months of the date of this decision, full details of cycle storage, including a timescale for its implementation, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the approved cycle storage details shall thereafter be retained for the lifetime of the development.

Reason: To ensure there is adequate cycle provision at the property in the interests of sustainability in accordance with Policies SP1 and GP4 of Newport Local Development Plan.

- 4.2 The proposed cycle storage will comprise a secure, weatherproof bike shed located within the rear garden. The structure can accommodate four cycles. In terms of timeframes for the provision of the bike storage shed, it is stated that it will be constructed and fully installed within 12 weeks of written approval of these details by the Local Planning Authority.
- 4.3 The information is considered to be acceptable and the Council's Highways officer confirms no objections are offered to the proposed details.
- 4.4 A ward Councillor has objected to the HMO. However, the acceptability of the HMO has already been established with planning permission allowed at appeal. This application seeks to discharge a condition imposed by the Inspector and it is not appropriate to re-

examine the acceptability of the HMO.

5. OTHER CONSIDERATIONS

5.1 *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.

5.2 *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.

5.3 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.

5.4 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.

5.5 *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.

5.6 *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.

6. CONCLUSION

6.1 The information provided to discharge the condition is acceptable and the application is approved.

7. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: TRD- 222546 - A1/01, site location plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.