

Planning Services  
Planning and Economic Regeneration  
Newport City Council  
Newport  
South Wales  
NP20 4UR

Planning Portal Reference: PP-14266379  
Approval reference: 06/0471

20<sup>th</sup> August 2025

Dear Sir or Madam,

**Non-material amendment of planning approval 20/0617 – reserved matters for residential development of 178no. units with open space and associated works (phase 2d) pursuant to the western sub area masterplan and outline planning permission 06/0471 (subsequently amended by 22/0196, 23/0152, 24/0474)**

A NMA application to the approved planning permission 06/0471 has been submitted online via the planning portal. The application seeks amendment of Condition 1 to enable substitution of approved elevation plan 212-WD11-02 with proposed elevation plan 212-WD11-02 Rev A, in order to remove 6no. juliette balconies from the front elevation of the apartment block. This minor change is required to address technical issues relating to overheating, as the balconies currently restrict window opening and ventilation.

The proposal satisfies the tests for a non-material minor amendment as:

- **Scale of change** - The amendment is limited solely to the omission of juliette balconies. No alterations to the building's footprint, height, massing or overall appearance are proposed.
- **Visual Impact** - Removal will not adversely affect the quality of the elevations or the wider streetscene and the overall architectural integrity of the block is maintained.
- **Amenity Impact** - The balconies do not provide any useable amenity space and their removal will not prejudice the residential amenity of occupiers or neighbouring properties. Indeed the change will improve living conditions by allowing greater window opening and improved ventilation.
- **Policy Context** - The change does not conflict with any planning policy objectives underpinning the original permission.

Accordingly, the proposed amendment is non-material in nature and is acceptable in planning terms.

The amendment sought does not introduce any new or different environmental effects beyond those already assessed as part of the Environmental Statement considered at outline stage. On that basis, the environmental information before the LPA remains adequate to assess the significant effects of the development and no further environmental assessment is required.

I trust this is sufficient to enable the validation and registration of the application. If however you wish to discuss the matter further please do not hesitate to contact me.

Yours faithfully,

  
**Darryl Rowlands MRTPI**  
Planner