



PLANNING, DESIGN AND ACCESS STATEMENT

PROPOSAL: CHANGE OF USE OF THE GRADE II LISTED COACH HOUSE TO AN A3 TAKEAWAY/CAFÉ, INCLUDING INTERNAL AND EXTERNAL SEATING, ASSOCIATED SIGNAGE, LIGHTING, PLANTERS AND WALKWAY, GUTTERING/RAINWATER GOODS, AND NEW FOUL DRAINAGE CONNECTION TO THE PUBLIC SEWER

CLIENT: CHARLOTTE JONES / HIPPO DEVELOPMENTS LTD

SITE: THE COACH HOUSE, CAERPHILLY ROAD, NEWPORT, SOUTH WALES, NP10 8LE

DATE: SEPTEMBER 2026



1.0 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by LRJ Planning in support of an application relating to the Grade II Listed Coach House on Caerphilly Road, Newport.
- 1.2 The application seeks to build upon the established planning and listed building consent position for the property, principally:
- 20/0869 – Change of use to Class A1 (Shops) including internal and external repairs for use as a delicatessen – Granted with Conditions; and
 - 20/0870 – Listed Building Consent for the change of use to Class A1 (Shops) including internal and external repairs for use as a delicatessen – previously approved.
- 1.3 The current proposal seeks to develop and evolve the previously approved delicatessen concept into a small-scale takeaway/café use falling within A3 food and drink use, incorporating both internal and external customer seating.
- 1.4 The principal focus of the business will remain takeaway sales, serving the local community, school users, parents, dog walkers and passing pedestrians, with a more limited element of customers choosing to consume food and drink on site.
- 1.5 The applicant is also proposing to operate the premises as a cold-food-only establishment, with no hot-food cooking or pizza oven. This is intended to minimise potential impacts upon neighbouring residential amenity and the historic fabric of the listed building.
- 1.6 The proposal includes:
- Internal customer seating;
 - External customer seating;



- A defined pedestrian walkway around the external seating area;
- Planters to define and soften the seating area;
- New external lighting;
- New signage;
- New/replacement guttering and rainwater goods;
- A new foul drainage connection to the public sewer in accordance with the agreed Welsh Water arrangement; and
- Approximately 4–5 new employment opportunities.

1.7 The proposal is therefore considered to represent a logical and proportionate evolution of the previously approved delicatessen use, providing a viable community-focused use for the vacant listed building.

2.0 THE PROPOSED USE

2.1 The current application proposes a small-scale takeaway/café use within Class A3 (food and drink). The primary function of the premises will be takeaway sales, with a secondary and ancillary element of internal and external seating.

2.2 The business will provide a range of cold food, bakery products, cakes, coffee and locally sourced produce for consumption both off and on the premises.

2.3 The intended customer base will principally comprise:

- local residents;
- parents and school users;
- teachers and school staff;
- dog walkers;
- pedestrians;
- local workers; and
- passing members of the community.



- 2.4 The operation is deliberately intended to remain small-scale and community-focused, The applicant confirms that there will be no hot-food cooking. In particular, there will be:
- no pizza oven;
 - no hot-food preparation requiring a commercial cooking extraction system; and
 - no large-scale restaurant operation.
- 2.5 Although the current application is for an A3 food and drink/takeaway use, the proposal retains the characteristics of the previously approved delicatessen in terms of its scale, daytime operation, local catchment and emphasis upon takeaway sales.
- 2.6 The current application should be considered in the context of applications 20/0869 and 20/0870. Application 20/0869 established the principle of using the Coach House as a delicatessen, including internal and external repairs. Application 20/0870 provided the corresponding Listed Building Consent.
- 2.7 The previous officer report gave detailed consideration to the proposed delicatessen and recognised the potential for the premises to provide both takeaway and limited eat-in facilities. The report records that the earlier proposal sought to provide food for takeaway and eat-in, together with associated facilities and product display areas. The current application builds upon this principle by providing a more clearly defined takeaway/café operation with internal and external seating.
- 2.8 A significant benefit of the current proposal is the applicant's willingness to operate the premises as a cold-food-only takeaway/café. No hot-food cooking is proposed. This is particularly relevant given the previous concerns regarding extraction and the impact of a pizza oven upon the listed building and neighbouring residential



properties. The previous officer report records that the original proposal included a pizza oven, but that this was subsequently removed

2.9 The A3 use will therefore be limited to a cold-food and beverage operation, substantially reducing the potential for:

- cooking odours;
- extraction noise;
- large extraction flues;
- visual intervention to the listed building; and
- disturbance to neighbouring properties.

2.10 The applicant is willing to accept an appropriate planning condition restricting the premises to a cold-food-only operation if considered necessary by the Local Planning Authority.

2.11 The proposed opening hours are:

- Monday to Friday: 8:00am – 6:00pm
- Saturday and Sunday: 8:00am – 5:00pm.

2.12 The premises will therefore operate as a daytime takeaway/café. There is no proposal for late-night opening.

2.13 The previous officer report specifically considered the relationship between the proposed daytime use and nearby residential properties and concluded that the relationship would be acceptable, having regard to the proposed 8:00am–6:00pm operating period and appropriate controls. The applicant is willing for the opening hours to be controlled by condition.



3.0 RELEVANT PLANNING POLICIES

3.1 The proposal has been considered against the adopted Newport Local Development Plan (LDP) 2011–2026, together with relevant national planning policy and guidance. The Newport LDP was adopted in January 2015 and forms the development plan for the consideration of planning applications within the City of Newport.

3.2 The principal policies considered relevant to the proposed change of use are set out below.

- **SP1 – Sustainability** - Policy SP1 promotes sustainable development and seeks to ensure that development makes efficient use of existing resources and supports the social, economic and environmental wellbeing of Newport. The proposal represents the reuse of an existing vacant building for a small-scale local café/takeaway use. It will provide employment opportunities, support the local economy and provide a service for the surrounding community, whilst making use of an existing building rather than requiring new development.
- **SP9 – Conservation of the Natural, Historic and Built Environment** - Policy SP9 seeks to protect and enhance Newport's natural, historic and built environment. The Coach House is a Grade II listed building and the proposal has therefore been designed to enable the building to be brought back into active use whilst retaining its historic character. The proposed external works are limited in nature and are intended to be sympathetic to the existing building and its setting. The proposal also represents a beneficial reuse of a vacant listed building, helping to secure its continued maintenance and use.
- **SP18 – Urban Regeneration** Policy SP18 supports appropriate development which contributes to the regeneration and economic vitality of



Newport. The proposal will bring an existing vacant premises back into active commercial use and provide approximately 4–5 employment opportunities. The proposed café/takeaway will provide a local service and contribute to the vitality of the surrounding area.

- **GP2 – General Amenity** - Policy GP2 seeks to ensure that development does not have an unacceptable impact on the amenity of existing or future occupiers or the surrounding area. The proposed use is small scale and will operate during daytime and early evening hours, from 8:00am to 6:00pm Monday to Friday and 8:00am to 5:00pm at weekends. The proposal will not involve hot food preparation and will not require a pizza oven or large commercial extraction system. These measures will assist in limiting potential noise, odour and disturbance.
- **GP3 – General Development Principles – Service Infrastructure** - The proposal includes a new foul drainage connection to the public sewer. The connection has been discussed with Welsh Water, with the relevant Section 104 arrangements agreed/completed and the proposed works signed off by Welsh Water. The drainage infrastructure will therefore provide an appropriate means of foul water disposal for the proposed use.
- **GP4 – General Development Principles – Highways and Accessibility** - Policy GP4 seeks to ensure that development is appropriately located and does not create unacceptable highway or accessibility problems. The site is located on Caerphilly Road and is accessible by foot and public transport. The proposed use is modest in scale and the previous approved commercial use of the premises was also expected to generate similar levels of activity and parking demand. The proposal does not include the creation of a new customer car park and is intended to serve the local community, passing pedestrians, parents, school users and dog walkers. The development will retain pedestrian access around the site.



- **GP6 – General Development Principles – Quality of Design** - Policy GP6 requires development to demonstrate a high standard of design and to respect the character and appearance of its surroundings. The proposed external works, including seating, planters, lighting, signage and rainwater goods, will be designed to complement the existing Coach House. Particular care is appropriate given the listed status of the building, and the proposal seeks to avoid unnecessary alteration to its historic character.
- **GP7 – General Development Principles – Environmental Protection and Public Health** - Policy GP7 seeks to ensure that development does not result in unacceptable environmental or public health impacts. The proposed use is a small-scale cold-food café/takeaway and will not involve hot food preparation or intensive cooking. The nature and scale of the operation will therefore limit potential impacts associated with noise, odour and emissions. Appropriate foul drainage infrastructure is also proposed.
- **T4 – Parking** - Policy T4 relates to parking provision associated with development. The proposal does not introduce a dedicated parking area and the site has historically operated as a commercial premises. The scale of the proposed use is limited and the location benefits from pedestrian and public transport accessibility.
- **R8 – Retailing Outside Defined Centres** - Policy R8 is relevant to proposals for commercial and retail uses outside defined centres. The previous planning assessment of the site recognised the potential for an appropriate small-scale commercial use to serve the local community, having regard to accessibility, local provision and the relationship with existing centres. The proposed café/takeaway is of a modest scale and is intended principally to meet local demand. It will provide a complementary service rather than a large-scale destination retail or food and drink operation. The proposal is therefore considered consistent with the objectives of Policy R8.



- **W3 – Provision for Waste Management Facilities** - Policy W3 seeks to ensure that appropriate arrangements are made for the management and collection of waste arising from development. The proposed café/takeaway will operate on a small scale and appropriate arrangements will be made for the storage and collection of commercial waste associated with the premises. Overall, the proposal is considered to accord with the relevant objectives of the Newport LDP. It will bring a vacant Grade II listed building back into active use, provide local employment and a community-serving café/takeaway facility, while maintaining the character of the listed building and avoiding significant impacts on residential amenity, highway safety or the wider environment. The proposal therefore represents an appropriate and sustainable reuse of the existing Coach House and is consistent with the relevant planning policy framework.

4.0 DESIGN AND ACCESS

- 4.1 The proposed development has been designed to provide a sympathetic and sustainable reuse of the existing Grade II listed Coach House as a small-scale takeaway/café. The approach has been informed by the character, appearance and historic importance of the building, its relationship with the surrounding area and the need to provide an appropriate commercial use.
- 4.2 The proposal is primarily a change of use of the existing building rather than a new-build development. The design approach therefore seeks to minimise physical intervention and retain the established character of the Coach House wherever possible.
- 4.3 The proposal has been developed with regard to the principles of good design set out within Planning Policy Wales and Welsh Government guidance on Design and Access Statements. PPW requires design and access statements to demonstrate



how the design process has considered context, connectivity and the objectives of good design.

Site and Context

- 4.4 The Coach House is an existing historic building situated on Caerphilly Road. It forms part of the established built environment and has previously been used for commercial purposes.
- 4.5 The building is Grade II listed and is therefore a sensitive heritage asset. The proposal recognises that its architectural and historic character is an important consideration in determining the appropriate form of development.
- 4.6 The proposed use is considered compatible with the existing character of the building and its surroundings. A café/takeaway use provides an opportunity to bring the currently vacant building back into productive use without requiring substantial alterations to its established form.

Layout

- 4.7 The internal layout will accommodate the takeaway/café operation, including customer service, preparation of cold food and beverages, limited customer seating and associated facilities. The primary purpose of the premises will remain takeaway service, with internal and external seating providing a complementary facility for customers.
- 4.8 Externally, seating will be arranged within the existing forecourt area. A walkway will be maintained around the perimeter of the seating area to provide clear pedestrian circulation and access. Planters will be used as part of the external arrangement and to provide an appropriate transition between the seating area and surrounding space.



- 4.9 The layout has been designed to avoid unnecessary visual clutter and to ensure that the historic building remains the principal visual feature of the site.

Scale

- 4.10 The proposal is modest in scale and does not involve the construction of a new building or significant extension to the Coach House. The external seating and associated works will be contained within the existing developed area of the site. The scale of the proposed café/takeaway is appropriate to the size and character of the building and is intended to serve the local community rather than operate as a large destination facility.

Appearance and Materials

- 4.11 The proposed planters, external seating and associated features will be of an appropriate appearance and scale and will be arranged so that they complement rather than obscure the building. Given the listed status of the Coach House, the proposal seeks to ensure that any intervention is proportionate and that the special architectural and historic character of the building is respected.

Access

- 4.12 The proposal will utilise the existing established access arrangements to the Coach House. No new vehicular access is proposed. Pedestrian access to the premises will be maintained, with the proposed external walkway providing a clear route around the seating area. The arrangement will allow customers and other users of the site to move safely between the public highway, the building entrance and the external seating area.
- 4.13 The proposal is located on Caerphilly Road and benefits from its established relationship with the surrounding pedestrian and public transport network. The nature of the business, including its focus on takeaway trade, means that the



premises can serve local residents, school users, parents, dog walkers and passing pedestrians without reliance upon dedicated customer parking.

Movement and Connectivity

- 4.14 The proposal will generate pedestrian movement associated with customers, staff and servicing. The development is small in scale and will not introduce a significant change to the established movement pattern of the site.
- 4.15 The location is accessible by walking and public transport, providing an opportunity for customers to visit the premises without relying solely on private vehicles.
- 4.16 The proposal does not include a new customer car park and will retain pedestrian circulation around the site. The external layout has been arranged to provide clear and legible movement between the access points, building and seating area.

Environmental Sustainability

- 4.17 The proposal makes efficient use of an existing building and therefore avoids the environmental impact associated with constructing a new building for the proposed use. The reuse of the vacant Coach House represents a sustainable approach to development and assists in retaining an existing heritage asset within active use.
- 4.18 The proposed business will operate as a small-scale cold-food café/takeaway and will not involve hot food cooking, a pizza oven or large commercial extraction equipment. This limits energy-intensive cooking equipment and reduces potential noise and odour impacts. A new foul drainage connection to the public sewer is also proposed to provide appropriate infrastructure for the development.



Community Safety

- 4.19 The proposed use will bring activity and natural surveillance to a currently vacant building. The presence of staff and customers during the proposed daytime opening hours will provide an element of passive surveillance of the building and surrounding area.
- 4.20 External lighting will be provided as part of the proposal and will be appropriately positioned to assist with safe access and use of the premises while avoiding unnecessary impact upon neighbouring properties or the character of the listed building. The external layout will remain open and legible, with clear pedestrian routes and defined areas of seating.

Response to Design and Access Principles

- 4.21 The proposal has been developed to respond positively to the established character of the site and the special architectural and historic interest of the Grade II listed Coach House.
- 4.22 The design:
- reuses an existing vacant building;
 - retains the established form and character of the Coach House;
 - minimises unnecessary physical intervention;
 - provides a modest and appropriate external seating arrangement;
 - maintains clear pedestrian circulation;
 - avoids the need for a new vehicular access;
 - supports walking and access by public transport;
 - introduces appropriately scaled signage and lighting;
 - provides appropriate foul drainage infrastructure; and
 - brings activity and employment back to an existing vacant heritage asset.



- 4.23 Overall, the proposal represents a proportionate response to the site and its context. It provides a viable contemporary use for the Coach House while seeking to protect its architectural and historic character. The design and access approach is therefore considered consistent with the objectives of good design and placemaking set out in Planning Policy Wales and the Welsh Government's guidance on Design and Access Statements.

5.0 HERITAGE AND DESIGN

- 5.1 The Coach House is a Grade II Listed Building and the proposal has therefore been designed having particular regard to its architectural and historic significance. The previous officer report concluded that the Conservation Officer had no objection to the principle of the delicatessen use and considered that the use could be supported subject to appropriate controls over internal works and external materials. The current proposal seeks to maintain this conservation-led approach.
- 5.2 The external seating, planters, lighting and signage will be designed to remain subordinate to the historic building. Existing historic fabric will be retained wherever practicable. New work will be designed to be sympathetic to the character and appearance of the listed building.

6.0 HIGHWAYS, PARKING AND ACCESS

- 6.1 The previous application was assessed by the Council's Highway Officer. The site is located within Parking Zone 4 and the previous assessment concluded that the change to the approved delicatessen use would not result in a significant increase in non-operational parking demand. The officer report also recognised that the site is located on a busy thoroughfare and identified the need for an appropriate footway arrangement.
- 6.2 The current proposal is deliberately designed around a local takeaway and community customer base. The applicant recognises the existing parking



constraints in the locality and the proposal therefore encourages access by walking and public transport, particularly given the site's position on the Caerphilly Road and its proximity to Bassaleg School. The external seating will be contained within the site and will not obstruct the public highway. A clear pedestrian walkway will be maintained around the seating area.

7.0 FOUL DRAINAGE CONNECTION

- 7.1 The application includes the provision of a new foul drainage connection to serve the proposed A3 takeaway/café use. The foul drainage arrangement has been developed in consultation with Welsh Water.
- 7.2 The proposed arrangement involves bringing the foul drainage pipework towards the front of the property, incorporating two access points/manholes, before connecting into the public foul sewer within the road.
- 7.3 The applicant confirms that the relevant Section 104 agreement has been agreed and completed, Welsh Water has signed off the agreement and the required deposit has been paid. The outstanding requirement is to have a planning application reference which incorporates the proposed connection arrangement, allowing Welsh Water to authorise commencement of the connection works.
- 7.4 The proposed foul drainage connection is therefore included within this application so that the necessary infrastructure associated with the development can be considered and approved as part of the overall scheme.

8.0 RESIDENTIAL AMENITY

- 8.1 The relationship with neighbouring residential properties has been carefully considered. The previous officer report concluded that the daytime operation of the premises would provide an acceptable relationship with surrounding residential properties.



8.2 The current proposal provides additional safeguards through:

- restricted daytime opening hours;
- no late-night operation;
- no hot-food cooking;
- no pizza oven;
- no large commercial cooking extraction;
- limited external seating;
- defined external seating boundaries;
- controlled lighting; and
- a small-scale community-focused operation.

8.3 The cold-food-only commitment is particularly important in limiting odour and noise impacts. The proposal is therefore considered unlikely to result in unacceptable harm to neighbouring residential amenity.

9.0 EMPLOYMENT AND LOCAL ECONOMIC BENEFITS

9.1 The proposed business will create approximately 4–5 jobs, comprising:

- 1 full-time manager;
- 1 part-time assistant manager;
- 1 full-time barista; and
- 2 part-time baristas.

9.2 The proposal will also seek to source products locally, including bread, coffee, cakes, eggs, honey and other produce. The previous officer report recognised the economic and employment benefits associated with bringing the vacant listed building back into use. The current proposal strengthens these benefits through the creation of additional employment and the establishment of a locally focused independent business.



10.0 CONCLUSION

- 10.1 The current application represents a carefully controlled evolution of the previously approved delicatessen use at the Coach House.
- 10.2 The proposal is for a small-scale A3 takeaway/café use, with takeaway sales forming the principal focus and limited internal and external seating providing an ancillary eat-in function. The applicant has deliberately sought to minimise the potential impact of the use by committing to a cold-food-only operation, with no hot-food cooking, pizza oven or large commercial extraction system.
- 10.3 The proposed daytime opening hours of 8:00am–6:00pm Monday to Friday and 8:00am–5:00pm at weekends are compatible with the surrounding mixed-use and residential environment.
- 10.4 The proposal will create approximately 4–5 jobs, support local producers and suppliers and bring a vacant Grade II Listed Building back into productive use.
- 10.5 The external seating, planters, walkway, lighting, signage and guttering will be designed sensitively and with regard to the heritage significance of the building.
- 10.6 Importantly, the application also incorporates the proposed foul drainage connection, which has been agreed with Welsh Water. The Section 104 agreement has been completed and the connection arrangement is included within the application to enable the necessary foul drainage works to proceed.
- 10.7 The previous officer report provides a strong planning basis for the proposal, having already concluded that the use of the vacant listed building was welcomed, that the economic benefits were material, that residential amenity could be protected through appropriate controls and that the development would not cause unacceptable highway impacts.



- 10.8 The current proposal therefore represents a sustainable, appropriately scaled and community-focused reuse of the Coach House, building upon the previous approvals while incorporating the additional facilities and infrastructure necessary to secure its long-term viable use. Planning permission and Listed Building Consent are respectfully requested.