

Planning Statement

**Proposed development at
149 Commercial Rd, Newport
NP20 2PJ**

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1. INTRODUCTION

This Planning Statement has been prepared in support of a full planning application for the redevelopment of **149 Commercial Road, Newport**, comprising the demolition of the existing derelict structure and the development of a **mixed-use building** providing a **ground-floor commercial unit** and **five self-contained residential flats** above.

The application is accompanied by a **Design and Access Statement**, a **Flood Risk Assessment (FRA)**, and a **Sustainable Drainage (SuDS) Report**, prepared in response to site-specific constraints and in accordance with **Welsh Government guidance** and **Newport City Council requirements**.

The Statement assesses the proposal against the statutory development plan, national planning policy, and all relevant material considerations, demonstrating that the scheme represents **sustainable development** in accordance with the presumption set out in **Planning Policy Wales**.

2. BACKGROUND

The proposal relates to the redevelopment of 149 Commercial Road, Newport, to provide high-quality, modern residential accommodation on the upper floors, while retaining an active commercial use at ground-floor level. The scheme has been carefully designed to respect the established scale, character, and mixed-use nature of Commercial Road, contributing positively to the townscape and street vitality.

The applicant is committed to delivering sustainable, context-sensitive development that responds to local housing needs and supports urban regeneration objectives. The proposal aligns with national and local planning priorities that promote the effective reuse of underutilised brownfield sites, the delivery of well-designed homes in accessible locations, and the creation of sustainable urban communities.

The scheme responds directly to national and local planning objectives by:

- Regenerating a long-vacant and derelict site within Newport's urban area;
- Delivering efficiently planned, smaller residential units to meet local housing demand; and
- Supporting sustainable town-centre living in a highly accessible location, reducing reliance on private car use.

Each residential unit will provide contemporary accommodation, designed to optimise natural light, privacy, and energy efficiency. The development delivers significant sustainability benefits, including:

- Regeneration and reuse of a previously developed site, reducing the need for greenfield development and associated embodied carbon;
- Improved thermal performance through modern construction standards, insulation, and low-energy lighting; and
- Provision of infrastructure to support electric vehicle charging and sustainable travel.

By bringing a previously underutilised property back into active use, the proposal will enhance the visual quality, functionality, and vitality of Commercial Road. The development fully accords with **Planning Policy Wales**, **relevant Technical Advice Notes**, and the **Newport Local**

Development Plan, representing a sustainable and well-considered form of mixed-use development.

3. SITE DESCRIPTION AND SURROUNDING AREA

The application site comprises **149 Commercial Road, Newport**, a G+2-storey building with **roof accommodation**, located within a prominent and well-established urban area characterised by a mix of commercial and residential uses. The site forms part of a vibrant mixed-use corridor, where ground-floor commercial premises are commonly accompanied by residential accommodation above.

The existing building is of traditional construction and contributes to the established street frontage of Commercial Road. It fronts directly onto the public highway and benefits from immediate access to a wide range of local services, shops, and facilities, as well as strong public transport connections, making it a highly accessible and sustainable location for residential development.

The surrounding townscape is characterised by G+2 storey buildings with active commercial uses at ground-floor level and residential units above, reflecting the prevailing built form and land-use pattern of the area. Pedestrian connectivity is strong, and the site benefits from convenient access to bus routes and other sustainable transport options serving Newport city centre and beyond.

Flood Risk Context

The site lies within **Flood Zone 3**, as identified by Welsh Government flood mapping. As a result, a **Flood Risk Assessment** and **Sustainable Drainage Report** have been submitted in accordance with:

- **Planning Policy Wales (Edition 12)**
- **Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion**
- **Newport City Council and Welsh Council drainage requirements**

The submitted technical documents confirm that the site can be developed safely and without increasing flood risk elsewhere.

4. PROPOSAL

The proposed development comprises:

- **Ground Floor**
 - A commercial unit of approximately 51 sqm, reinstating an active frontage and supporting the local economy.
- **Upper Floors (First, Second and Loft)**
 - Five self-contained one-bedroom flats, including:
 - Four flats of 38.4 sqm each
 - One flat of 42.6 sqm
 - All units exceed **Nationally Described Space Standards (NDSS)**.

- **Rear Extension**
 - A sensitively designed rear extension at ground, first, and second-floor levels, subordinate in scale and massing.
- **Access, Parking and Servicing**
 - Two rear parking spaces;
 - Electric Vehicle charging points;
 - Secure cycle storage for six bicycles;
 - Dedicated refuse and recycling storage.

4.1 PLANNING HISTORY

1. **23/1071** | *Outline application with some matters reserved (landscaping) for a 3 storey rear extension with internal alterations to the existing building and external alterations to the front* | 149 Commercial Road Newport NP20 2PJ. *Decision: Refused*
2. **08/0419** | *Proposed loft and basement conversion providing two self contained flats* | 149 Commercial Road Newport NP20 2PJ | *Decision: Refused.*

The current proposal has been comprehensively revised to address the reasons for refusal associated with the earlier scheme at **149 Commercial Road- 08/0419**.

The revised design retains the existing front elevation, preserving the building's architectural character and the wider streetscene. The previously refused full-width, three-storey rear extension has been significantly reduced in scale, depth, and massing, ensuring it is subordinate to the host building and appropriate in relation to neighbouring properties.

This has removed previous concerns regarding visual bulk, loss of daylight, and overbearing impact on adjoining occupiers. The internal layout has been reconfigured to meet space and amenity standards without excessive floorspace, and parking and transport impacts have been reassessed to reflect the site's sustainable, accessible location.

The proposal therefore represents a materially improved scheme that satisfactorily resolves all previous reasons for refusal.

4.2 PROPOSED DEVELOPMENT

The proposal seeks to deliver five self-contained one-bedroom flats above a ground-floor commercial unit, providing high-quality, energy-efficient living accommodation in a highly accessible urban location.

All residential units have been designed to meet or exceed the **Nationally Described Space Standards (NDSS)** and Welsh Government quality expectations. The scheme incorporates:

- Open-plan living, kitchen, and dining areas to maximise usable space and natural light;
- Appropriately sized bedrooms designed for single or two-person occupancy;
- Adequate internal storage and circulation space; and
- Bathrooms and service areas are carefully positioned to ensure privacy and acoustic separation.

The development also includes cycle storage, refuse and recycling facilities, electric vehicle charging provision, and flood-resilient design measures, as detailed in the accompanying technical reports.

4.3 PLANNING POLICY CONTEXT

4.3.1 National Planning Policy Wales.

The statutory framework for the determination of this application is provided by **Planning Policy Wales (Edition 12)**, supported by relevant **Technical Advice Notes (TANs)**. Key policy principles include:

- **Placemaking and Sustainable Development** – directing development to accessible locations and making efficient use of previously developed land;
- **Housing Delivery** – supporting the provision of a range of housing types, including smaller units, to meet local needs;
- **Town Centre Regeneration** – encouraging residential use within town and district centres to support vitality and viability;
- **Climate Change Adaptation and Resilience** – requiring development to address flood risk and surface water management; and
- **Sustainable Transport** – prioritising walking, cycling, and public transport over private car use.

Relevant Technical Advice Notes include:

- **TAN 12: Design** – promoting high-quality, context-sensitive design;
- **TAN 15: Development, Flooding and Coastal Erosion** – addressing flood risk and site resilience; and
- **TAN 18: Transport** – supporting sustainable travel choices.

4.3.2 Newport Local Development Plan Policies

The proposal accords with the adopted **Newport Local Development Plan**, including (but not limited to) the following policies:

- **Policy SP1 – Sustainability**
Promotes sustainable development that makes efficient use of land and infrastructure.
- **Policy SP3 – Spatial Strategy**
Directs development to the existing urban area of Newport, including regeneration of previously developed sites.
- **Policy H1 – Housing Land Supply**
Supports the delivery of new housing within sustainable locations.
- **Policy H4 – Housing Density**
Encourages efficient use of land in accessible urban areas.
- **Policy CE1 – Protection of the Natural Environment**
Requires development to address environmental constraints, including flood risk and drainage.
- **Policy GP4 – Highway and Transport Requirements**
Supports development in accessible locations with appropriate provision for sustainable transport.
- **Policy GP5 – General Development Principles – Design**
Requires high-quality design that respects local character, scale, and amenity.
- **Policy GP6 – Planning Obligations**
Ensures necessary infrastructure and mitigation is delivered alongside development.

Analysis: The proposed mixed-use redevelopment of 149 Commercial Road is fully consistent with these policies, delivering sustainable urban regeneration, high-quality residential

accommodation, and environmental resilience in a manner that supports Newport's wider planning objectives.

5. PLANNING CONSIDERATIONS

5.1 Principle of Development

The principle of residential development at this location is strongly supported, given the site's position within Newport's established urban area, its highly sustainable and accessible location, and policy support for the regeneration and adaptive reuse of previously developed land. The introduction of residential accommodation above a retained ground-floor commercial unit reflects the prevailing mixed-use character of Commercial Road and supports the continued evolution and vitality of the town centre. The proposal contributes positively to housing delivery in an efficient and appropriate manner, consistent with national and local planning objectives.

5.2 Impact on Local Character and Neighbouring Living Conditions

The proposal has been designed with careful consideration of the character and appearance of the existing building and the wider street scene. The scale, massing, and design approach respect the established building line and proportions of surrounding development, ensuring that the scheme integrates comfortably within its context.

The design avoids overdevelopment and does not result in undue visual intrusion or harm to neighbouring properties. Internal layouts have been arranged to minimise noise transfer and safeguard residential amenity. Cycle storage and refuse facilities are discreetly located to the rear of the site, ensuring servicing functions are well managed and do not detract from the appearance or operation of Commercial Road..

5.3 Highways and Safety Access

The site benefits from excellent access to public transport, with nearby bus routes and strong pedestrian connectivity to Newport city centre and surrounding services. Given the site's highly accessible location, the proposal supports reduced reliance on private car use.

Provision is made for **secure cycle storage**, encouraging sustainable travel in line with Welsh Government transport policy and Newport City Council standards. Limited off-street parking and the inclusion of **electric vehicle charging infrastructure** represent a balanced and proportionate response to site conditions. Refuse collection and servicing arrangements have been designed to operate safely and efficiently without adverse impact on the surrounding highway network.

5.4 Suitability of the Location

The site is well suited to residential use due to its central location, accessibility, and proximity to shops, services, employment opportunities, and public transport. The proposal aligns with strategic planning aims to focus development within existing urban areas and to promote compact, walkable neighbourhoods. The redevelopment of this previously underutilised site represents an appropriate form of infill development that makes efficient use of land and existing infrastructure.

5.5 Sustainability and Environmental Considerations

The proposed development has been designed in accordance with sustainable development principles set out in **Planning Policy Wales**. Sustainability measures include:

- Regeneration of a previously developed brownfield site, reducing pressure on greenfield land and lowering embodied carbon;
- Energy-efficient building design, including enhanced insulation and low-energy fittings;
- Provision of infrastructure to support electric vehicle use;
- Secure cycle storage and dedicated refuse and recycling facilities to promote sustainable living.

The site lies within **Flood Zone 3**, and flood risk has been fully addressed through the submission of a **Flood Risk Assessment** and **Sustainable Drainage (SuDS) Report**, prepared in accordance with **TAN 15** and Newport City Council requirements.

These technical assessments confirm that the development can be made safe for its lifetime and will not increase flood risk on or off site, while surface water runoff will be effectively managed in a sustainable manner.

5.6 Noise and Residential Amenity

The proposal includes residential accommodation above a ground-floor commercial unit, and careful consideration has been given to safeguarding future occupiers' amenity. The internal layout and building fabric will be designed to provide **appropriate acoustic separation** between commercial and residential uses, ensuring acceptable living conditions.

Where necessary, mitigation measures such as enhanced floor and wall insulation, glazing specifications, and controlled ventilation can be secured through planning conditions. The proposal therefore accords with **Newport LDP Policy GP2**, ensuring no unacceptable impact on residential amenity arising from noise or disturbance.

5.7 Biodiversity and Net Benefit

The site comprises a previously developed and heavily constrained urban plot with **limited existing ecological value**. The proposed development will not result in the loss of any designated habitats or protected ecological features.

In accordance with **Planning Policy Wales (Chapter 6)** and **Newport LDP Policies GP5 and GP6**, the development will incorporate **proportionate biodiversity enhancements**, such as the installation of bird and/or bat boxes and opportunities for small-scale planting where feasible. These measures will contribute to a **net biodiversity benefit** appropriate to the scale and nature of the development and can be secured by condition if required.

5.8 Future Wales 2040 – Town Centre First

The proposal is fully consistent with **Future Wales: The National Plan 2040**, particularly **Policy 6 – Town Centre First**, which promotes the diversification of town and district centres and encourages residential development as a means of supporting their long-term vitality and viability.

By reintroducing residential accommodation above an active ground-floor commercial use within an established urban centre, the development supports the transition of town centres into **multi-functional places to live, work, and access services**, reducing reliance on private vehicles and promoting sustainable patterns of development.

6. CONCLUSION

The proposed redevelopment of **149 Commercial Road, Newport** represents a sustainable, design-led, and policy-compliant regeneration scheme that will bring a long-vacant and deteriorating site back into beneficial use.

The proposal:

- Is acceptable in principle at both national and local policy levels;
- Respects the character, scale, and mixed-use nature of the surrounding area;
- Delivers five high-quality, NDSS-compliant residential flats;
- Retains an active ground-floor commercial use, supporting town centre vitality;
- Incorporates sustainable transport, energy efficiency, and flood-resilient design measures; and
- Fully accords with **Planning Policy Wales**, relevant **Technical Advice Notes**, and the **Newport Local Development Plan**.

In light of the above considerations, planning permission is respectfully sought for the proposed development.