

Delegated Decision Report

Application No:	26/0039	Statutory Period Expires:	16th March 2026
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Site:	449 Corporation Road Newport NP19 0HE		
Proposal:	REMOVAL OF EXISTING GLAZED DOORS AND WINDOWS AND REPLACEMENT WITH CLADDING AND ROLLER SHUTTER DOOR		
Applicant:	P Connor		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within the urban boundary on Corporation Road which is a busy arterial route in and out of the city centre. The application building is a large, commercial premises. It is a distinctive building comprising a double height multi-sided element linked to a single storey side section having several roller shutter openings for vehicle access. The building is in use as an auto centre and occupies a prominent position set back from the highway by a large parking forecourt.

2.2 The area has a mixed residential/commercial character with residential dwellings to the north and east and a car sales garage and filling station on the opposite side of Corporation Road to the west and large pumping station to the south-east.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposals relate to the double height section of the building which does not currently allow for vehicular access. It is proposed to replace existing double doors and glazing with a roller shutter door and blue coloured cladding surround. The proposals would facilitate vehicular access for use as an MOT Testing station. This part of the building is currently in use as a tyre store. MOT testing falls within a B2 use class. The current use of the building is stated to be B1. The use will therefore require planning permission but is not being sought under this application which is purely for the alterations described above.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
91/0717/LD	USE OF SITE TO DISPLAY UPVC CONSERVATORIES AND WINDOWS AND RETAIL	REQUIRES PLANNING PERMISSION	4/7/1991
91/1183	CHANGE OF USE OF SITE TO DISPLAY CONSERVATORIES	GRANTED WITH CONDITIONS	15/10/1991
91/1438	ERECTION OF 2.4m CHAINLINK BOUNDARY FENCE	REFUSED	23/12/1991
96/0445	ERECTION OF VEHICLE DEALERSHIP TO INCLUDE SHOWROOM WORKSHOP FACILITIES	GRANTED WITH CONDITIONS	17/5/1996
00/1030	INSTALLATION OF SECURITY FENCING	REFUSED	20/10/2000

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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 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)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable 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 – Highways 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 GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

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

5.4 SUPPLEMENTARY PLANNING GUIDANCE PARKING STANDARDS

6. PUBLIC REPRESENTATIONS

Neighbour letters were sent on 26/01/2026.

6.1 NEIGHBOURS: No response received.

7. ASSESSMENT

7.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of

development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

7.2 Visual Amenity/ Character and Appearance;

As previously noted, the building is distinctive in its design, although somewhat dated. The building occupies a prominent position and the improvement and updating of the building is welcomed in principle. The proposed alterations are considered to be in keeping with the commercial character of the building and mixed character of the wider area having particular regard to the commercial garages opposite the site and the proposals would not result in an adverse impact to the building or the street scene.

7.3 Residential Amenity:

Whilst there are dwellings within the vicinity of the site, the proposed external alterations would not result in an adverse impact to residential amenity.

7.4 Movement:

The existing access arrangements to the site would not be affected by the proposal and the site is served by a large expanse of parking area. The proposals are not considered to result in an adverse highway or parking impact.

7.5 Drainage/ Flooding:

The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers) and 3 (Sea) and a TAN15 Defended Zone and in part is within Flood Zone 2 Small Watercourses and Surface Water Flood risk. The planning application proposes less vulnerable development comprising alterations to an existing commercial premises. The proposals are not considered to result in an adverse flood risk impact.

7.6 Biodiversity:

Policy 9 of Future Wales which 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.

8. OTHER CONSIDERATIONS

8.1 *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.

8.2 *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.

8.3 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.

8.4 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.

8.5 ***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.

8.6 ***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.

9. CONCLUSION

9.1 The proposals are in scale and keeping with the host building and will not result in an adverse impact in terms of visual or residential amenity or highways interests.

9.2 The application is granted subject to the following conditions.

10. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents; MTS.172.002 06, MTS.172.002 08.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: MTS.172.2002 01, MTS.172.002 02, MTS.172.002 06, MTS.172.002 08, MTS.172.002 03.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5 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.

04 the applicant is advised that the intended MOT testing use is a B2 use and that planning permission is required for change of use from B1.