

Delegated Decision Report

Application No:	25/0749	Statutory Period Expires:	13th November 2025
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Site:	274 Corporation Road Newport South Wales NP19 0DZ		
Proposal:	CHANGE OF USE FROM DWELLING TO FORM PART OF THE ADJOINING IQRA COMMUNITY CENTRE		
Applicant:	The New Lysaght Club,		
Type:	Full	Ward:	Victoria
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The application property had permission in 2002 (02/0200) to change the use of the building to a dwelling including the erection of a rear extension from a betting shop.

- 1.2 Planning permission was granted in 2015 for the building next door, no.276 Corporation Road, to operate as a mixed use of community centre and prayer hall. Subsequent applications (22/0892, 23/1130) have been submitted and refused at the site for extensions. The reasons for refusal on both applications related to impact on neighbouring amenity and highway safety as well as design on 23/1130. This application is seeking the change of use of the dwelling, no.274 Corporation Road, to form part of the adjoining community centre at no.276.

2. SITE LOCATION AND CONTEXT

- 2.1 The property, no.274 Corporation Road, is a residential dwelling that sits between a commercial garage and community centre. The site is within a mixed use area with this section of Corporation Road being largely commercial with residential properties across the road on Vivian Road and to the rear on Witham Street.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought to change the use of the residential dwelling to form part of the adjoining community centre. The planning statement advises that the property would provide ‘four small rooms for study and as breakout space which is much needed for lessons and study which currently take place at present in the adjacent building.’ Additional toilets and ablution facilities are included. The statement goes on to advise that ‘the additional floorspace is not to promote growth of the centre but to provide more acceptable facilities for existing users, which include adult classes and training in skills such as cooking, knitting and sewing.’

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
15/0694	CHANGE OF USE TO MIXED USE OF COMMUNITY CENTRE (D2) AND PRAYER HALL (D1)	GRANTED WITH CONDITIONS
22/0892	CHANGE OF USE OF GROUND FLOOR STORE TO YOUTH CLUB, SINGLE STOREY GROUND FLOOR EXTENSION, SINGLE STOREY FIRST FLOOR EXTENSION TO PROVIDE AN OFFICE, SITTING AREA, KITCHEN AND TOILETS AND NEW FENESTRATION	REFUSED
23/1130	FIRST FLOOR EXTENSION TO PROVIDE AN OFFICE, FUNCTION ROOM, KITCHEN AND TOILETS	REFUSED – APPEAL DISMISSED

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)

- SP1 Sustainability
- SP3 Flood Risk
- GP2 General Amenity
- GP3 Service Infrastructure
- GP4 Highways and Accessibility
- GP6 Quality of Design
- T4 Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No objection.

6.2 Local Highways Authority: Further information needed to avoid objection. The application suggests that the development would not increase activity, but this is not in any way supported and previous applications have resulted in the conclusion that there would be additional activity to the detriment of highway safety. The site has no dedicated or appropriate areas for parking or drop off and therefore any expansion would be likely to raise objections, however we would be pleased to receive any proposals/information that could give confidence that the extension would not require additional provision.

6.3 Environmental Health: No objection.

6.4 Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 26/09/2025.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted. 50no comments were received in support of the application and 1no comment received objecting to the application, raising concerns relating to parking and noise.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

Externally, the only changes proposed are to ground floor openings in the rear elevation.

This would include replacing 2no small windows currently serving a bathroom and storage room with 3no small windows that would serve three separate toilets. It is also proposed to replace the existing kitchen window with a door and window. These openings would be on the rear elevation of the property, not visible from public vantage points. Owing to the scale, design and location of the site it is considered that the proposed changes to openings are visually acceptable.

8.2 Residential Amenity:

There are residential properties to the rear of the site, along Witham Street. A 2m high rear boundary wall sits along the boundary, restricting views from the ground floor. No first-floor openings are changing. There are 2no first floor windows in the rear elevation, one that would remain to serve a bathroom. If the application were to be approved, a condition could be attached to ensure that this window is obscure glazed. Environmental Health have offered no objection to the application. The existing property has the following condition restricting hours:

The existing use has an opening hours condition - hours are long though.

The hours of operation shall be restricted to 06:00 to 23:00 daily. Outside of these hours the premises shall be vacated and closed to the public.

Reason: In the interests of the amenities of occupiers of adjoining properties.

If approved, a condition must be attached restricting opening hours akin to the above. The property has a comparable relationship to residential properties at the rear (as the existing community centre).

8.3 Movement:

Planning permission was approved in 2015 for the mixed use of no.276 Corporation Road as a community centre (D1) and prayer hall (D2). The Council's Parking Standards SPG states that parking demand for a place of worship would be 1 space per 10 seats or 1 space per 8m² of praying floor space. However, as the community use appears to be the predominant use, and as per the previous application at the existing community centre, it seems appropriate to look at parking demand for a community centre. Therefore, the parking demand for the proposal would be 1no space per 10m² which would result in a parking requirement of 15no parking spaces. When taking into consideration the 3no spaces required for the existing 3no bedroom dwelling, there would be an increase in parking demand of 12no spaces.

Planning permission was previously refused for an extension at the existing community centre at 276 Corporation Road. This decision was appealed and subsequently dismissed. One of the reasons for refusal related to highway safety and additional parking demand. It is worth noting that the previous application had a parking demand of 8no spaces which is lower than the parking demand for this application. In their appeal decision, the Inspector noted that parking in surrounding streets was in high demand with limited spaces available. The Inspector states:

...nearby on street parking along Witham Street, Kelvedon Street, Willenhall Street, Feering Street, Corporation Road and Vivian Road was in very high demand, with limited spaces available. Vehicles are unable to park in front of the appeal site along Corporation Road and would as such, likely approach the appeal site from Willenhall Street, which provides the only vehicular access and exit route to Kelvedon Street and the lower sections of Witham Street and Feering Street that link to it. This cul-de-sac arrangement also serves a medical centre, pharmacy and numerous residential and commercial properties and I saw that vehicle movements were frequent. I also saw that, along Kelvedon Street, on street parking narrowed the carriageway to single car widths in places, including in close proximity to some of its highway junctions, which restricts their visibility for drivers. The high levels of on street parking would reduce opportunities for vehicles to safely pass each other, which in turn disrupts the flow of two-way traffic, requiring vehicles to pull in or reverse to allow others to pass. From my experience, a high demand for parking can result in indiscriminate parking behaviour such as blocking entrances and within designated spaces for others. I consider that such restricted and congested highway conditions would make this area particularly vulnerable to development that would increase the numbers of vehicles attracted to it. The local representations that object to the proposal on the grounds of vehicle parking in the area and the effects upon the safety and convenience of highway

users support my concerns.

The Inspector concluded that the proposal would be harmful to highway safety and officers note both the additional demand for parking based on floorspace calculations in the adopted SPG and the fact that there has been no notable changes in the locality compared to when the Inspector visited and last assessed an application on this site.

Whilst the supporting information submitted with this application states that the change of use of the dwelling would only look at serving existing users, this cannot be suitably controlled by condition and we therefore have to consider the greatest potential whereby more space does give the possibility for more users and additional events/classes to take place in conjunction with the existing operations at the site. In the absence of any off road parking to serve the use and limited on road parking opportunities there is also the potential for increased dropping off of visitors and users. Even brief stops on neighbouring roads have the potential to cause congestion and highway safety concerns. The site benefits from no off-street parking areas and no parking survey was submitted in support of the application. Whilst it is acknowledged that the site is located in a sustainable location, due to the nature of the use, it has the potential to attract people from a wider catchment area which is evident in comments received from users in support of the proposal. The proposal will give rise to an enlarged floor area, additional facilities and inevitable intensification of use with associated increase in users. Parking already appears at capacity in the locality. It is therefore considered that the additional parking demand will cause congestion and intensification of unsafe vehicle parking and manoeuvres to the detriment of residential amenity and highway safety and no information has been provided that mitigates this objection, contrary to policies GP4 and T4.

8.4 **Flooding:**

The planning application proposes change of use from a dwelling (highly vulnerable development) to form part of adjoining community centre (less vulnerable development). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone. The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such, NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. NRW would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

8.5 **Biodiversity:**

Policy 9 of Future Wales 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 GP5 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. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

9. **OTHER CONSIDERATIONS**

9.1 ***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.

9.2 ***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.

- 9.3 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.

9.4 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.

9.5 ***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.

9.6 ***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.

10. **CONCLUSION**

10.1 Additional parking demand will cause congestion and intensification of unsafe vehicle parking and manoeuvres to the detriment of residential amenity and highway safety and no information has been provided that mitigates this objection. The proposals are therefore contrary to Policies GP2, GP4 and T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015), and Parking Standards (Adopted August 2016).

11. **DECISION**

REFUSED

01 The development will result in significant additional parking demand that will cause congestion and an intensification of unsafe vehicle parking and manoeuvres to the detriment of residential amenity and highway safety. No information has been provided that mitigates this objection. The proposals are therefore contrary to Policies GP2, GP4 and T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015), and Parking Standards (Adopted August 2016).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Front and Rear Elevations Drawing No.2013-SK02, Proposed Front and Rear Elevations Drawing No.2013-SK04, Existing Ground and First Floor Plans Drawing No.2013-SK01, Proposed Ground and First Floor Plans Drawing No.2013-SK03, Location Plan and Planning Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP6 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.