

Delegated Decision Report

Application No:	25/0385	Statutory Period Expires:	22nd July 2025
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Site:	3 Castleton Gardens Newport CF3 2WD		
Proposal:	CONVERSION OF GARAGE LOFT SPACE TO CREATE ANNEXE		
Applicant:	M Ross		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 3 Castleton Gardens is a two storey, detached dwelling located in the Tredgar Park and Marshfield ward. To the east of the dwelling is a detached garage.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to convert the loft space in the detached garage to allow for a habitable space. It is proposed to erect a metal staircase leading to a door on the south, east elevation. Additionally, three solar panels would be installed on the south, west elevation.

3.2 Internally, the open plan living space and shower room would measure 19.14m². The maximum height of the loft would be 2.3m.

4. RELEVANT SITE HISTORY

None.

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 GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

Policy H7 (Annexes to Residential Dwelling)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *No objection, subject to conditions.*

The proposals appear to add a suite to the existing property. It is assumed that this would be ancillary to the property and conditioned as such.

Assuming ancillary use, there is adequate parking and cycle storage and no concerns regarding waste management. On that basis there are no objections subject to a condition limiting the development to be ancillary to the main dwelling house.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29.05.2025, and a Site Notice was put up on 04.06.2025.

7.1 NEIGHBOURS: None.

7.2 COUNCILLORS: None.

7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

8.1 The application seeks to convert the loft of a detached garage to facilitate a living space, storage, and a shower room. The agent has confirmed that the annex is not self-contained, and its purpose is for some extra living space for the enjoyment of the owner and his family.

8.2 It is proposed for a door on the South East elevation that faces the rear garden. The changes to the elevation are considered acceptable.

8.3 Policy GP2 states that development will be permitted if there will not be a significant adverse effect on local amenity, including in terms of noise disturbance, privacy, overbearing, light, odours and air quality. The Householder Extensions and Domestic Outbuildings SPG offers guidance on relationships with neighbouring properties in terms of privacy, daylight, perceived space, and visual amenity. In this instance, the proposed door would not offer any overlooking of neighbouring properties as it would be placed on the South East elevation.

8.4 On the basis that it is only the loft of the garage that will be converted to a annex, there is no significant impact on the garage space. Highways have no objections on the basis that the development is ancillary to the property.

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 The proposed conversion of garage loss would not have a negative impact on visual amenity, residential amenity, or highways. The proposed development is therefore considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents < revised proposed elevations, Site Location Plan, Block Plan, Existing Elevations and Floor Plans. >.

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

02 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 10 Castle Way.

Reason: To ensure the building does not become an independent unit of residential accommodation.'

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, and H7 were relevant to the determination of this application.

02 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.