

Delegated Decision Report

Application No:	25/0932	Statutory Period Expires:	16th January 2026
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Site:	<i>Newport Rspca Animal Centre Hartridge Farm Road Newport NP18 2LL</i>		
Proposal:	CHANGE OF USE FROM RESIDENTIAL BUNGALOW TO OFFICE SPACE IN ASSOCIATION WITH EXISTING ANIMAL CENTRE		
Applicant:	<i>R Pavelin</i>		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 RSPCA Newport Animal Centre is situated along Hartridge Farm Road off the Eastern Distributor Road. The centre is located on approximately half a hectare of land and is neighboured by a school, Llanwern Golf Club and a railway line to the rear. The centre caters for abandoned and sick domestic animals including dogs, cats and other domestic animals.

2.2 The centre has a number of buildings including two dog kennels, a reception building with stores, a first floor residential unit, self-contained bungalow, and two catteries. The change of use is to the existing bungalow. The bungalow is attached to the reception building of the Centre. The bungalow has its own dedicated entrance with a side access adjacent to a small office. The bungalow comprises of a living room, three bedrooms, a bathroom and separate kitchen.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for a change of use from a residential bungalow to office spaces at the RSPCA Newport Animal Centre.

3.3 The existing bungalow is currently vacant. The animal centre has identified the need for more office space and as a result, it is proposed to repurpose the space to office facilities that better suit the needs of the animal centre.

3.3 The layout of the existing bungalow is to remain as it is currently, with the three existing bedrooms and living room to be changed to office spaces with the uses of the kitchen and bathroom to remain as existing. No external works are proposed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
91/1048	PROPOSED SITING OF STEEL CONTAINER FOR STORAGE OF ROAD SAFETY EQUIPMENT	DOES NOT REQUIRE PLANNING PERMISSION	17/10/1991
92/0233	REPLACEMENT OF EXISTING STORAGE BUILDING WITH ANIMAL FOOD STORE	GRANTED WITH CONDITIONS	10/04/1992
93/0416	PROPOSED EXTENSION TO CATTERY	GRANTED WITH CONDITIONS	25/06/1993

94/0736	ADDITIONAL CAT ACCOMMODATION AND SMALL ANIMAL UNIT AT EXISTING HOME	GRANTED WITH CONDITIONS	10/10/1994
99/0790	ERECTION OF A SINGLE STOREY BUILDING AND REPLACEMENT FENCE	GRANTED WITH CONDITIONS	22/10/1999
03/0336	ENCLOSURE OF DOG EXERCISE YARD	GRANTED	02/05/2003

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 SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

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 GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
PARKING AUGUST 2015
ARCHAEOLOGY AND ARCHAEOLOGICALLY SENSITIVE AREAS DECEMBER 2025

6. CONSULTATION RESPONSES

- 6.1 Public Rights of Way officer: No objections raised.
- 6.2 Local Highways Authority: The proposals appear to be ancillary offices to an existing business and are not expected to increase traffic or parking demand. If there is any marginal increase in throughput it would be offset by the bungalow having an assumed three parking spaces. There are no changes proposed to parking or access. There are therefore no objections on highway related grounds.
- 6.3 Heneb: Information in the regional Historic Environment Record (HER) shows that the application area is situated within the Archaeologically Sensitive Area (ASA) of the Levels. It also shows that there are no recorded sites located within the application area. The application is for change of use from residential bungalow to office space in association with existing animal centre. We note the submitted documents and that the proposed works are limited in scale, comprising of interior alterations with no proposals for extensive groundworks. Therefore, it is considered unlikely that significant archaeological remains or features will be encountered and that the proposed works will not have a detrimental impact upon the buried archaeological resource. As a result, there is unlikely to be an archaeological restraint to this proposed development. Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of any work in the area. In this event, please contact this division of the Trust.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 6/11/2025, Site Notice was put up on 14/11/2025.

- 7.1 NEIGHBOURS: No responses received.

8. ASSESSMENT

8.1 Principle of Development:

The site is located within the settlement boundary, and the building is located within the confines of the existing animal rehoming centre site, directly attached to other ancillary buildings. As such there is no objection in principle to the proposed change of use. Relevant considerations are discussed further below.

8.2 Visual Amenity/ Character and Appearance;

As noted above, no external changes are proposed to the building. Given the existing use of the site as an animal rehoming centre and the intended use of the building as ancillary office accommodation, the proposals are not considered to result in an adverse impact to the character of the area.

8.3 Residential Amenity:

The nearest residential uses are approximately 60m away to the north and east. Given the existing use of the site as a rehoming centre, the proposed change of use of the building to ancillary offices is not considered to result in an adverse impact to neighbouring residential amenity.

8.4 **Movement:**

The proposals are not considered to result in an altered parking or highways impact and the Council's Highways officer confirms no objections are offered.

8.5 **Biodiversity:**

The proposals do not include any proposals for biodiversity enhancement. However, given the nature of the proposals for the change of use of the building with no loss of existing green infrastructure and that the building is located within the confines of the rehoming centre site with limited biodiversity enhancement opportunities, in this instance such measures are not considered to be warranted.

8.6 **Archaeology:**

The site is archaeologically sensitive. However, given the nature of the proposals which are for the conversion of the building to offices and do not include any operational development, the proposals are not considered to result in any impact to the archaeological resource. Hence are the Council's advisors on such matters and have confirmed no objection is offered.

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 from dwelling to ancillary offices is not considered to result in an adverse impact to neighbouring residential amenity, or adverse highways impact.
- 10.2 The application is granted subject to the following condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 003.

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: 001, 002, 003, Design and Access Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5, GP7 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.