

# K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

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24<sup>th</sup> November 2025.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

## PROPOSED CHANGE OF USE, FIRST FLOOR EXTENSION AND ALTERATIONS – 22, CROWN STREET, NEWPORT, NP19 8FU.

### DESIGN STATEMENT-

Please find attached a planning application relating to the above property.

#### BACKGROUND –

The property benefits from having an approved planning application for – “*Conversion of Existing Shared Detached Dwelling to Student / Landlord Shared Accommodation.*” This scheme was approved under planning application 07/0260 and work commenced under Building Regulations application reference FP/2009/0201.

The property has an established long-term use as shared accommodation. The 2007 decision also states that there was consent for a self-contained flat.

Work did commence; however, this application reflects the reconsideration that has been given to the approved scheme and incorporates improvements.



Plate 1 – Front Elevation

COMPANY NUMBER 16140564



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## PROPOSED-

The proposed scheme proposes to change the use from shared student accommodation and a self-contained flat to a 7 Bedroom House in Multiple Occupation.

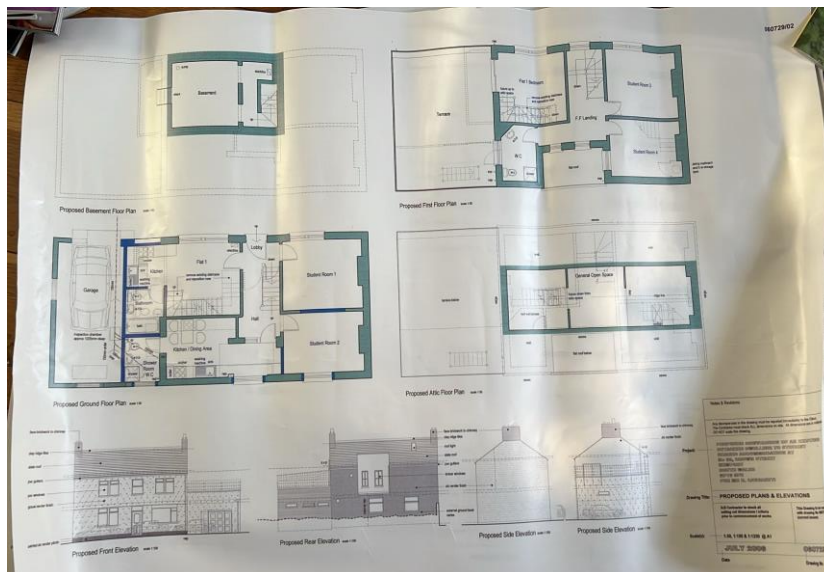
The approved scheme was to include 4 letting bedrooms and a self-contained flat.

Work did commence, however this application reflects the reconsideration that has been given to the approved scheme. Because work was not completed application Form Question 17 does not state that a self-contained residential unit is being lost.

The current application includes the rebuild of the first-floor extension. The first floor has been built larger to accommodate letting bedroom 6 and a corridor for all tenants to be able to access the communal patio / external amenity space.

The garage has been readdressed. It was found to be inadequate in terms of visibility / access / egress and also in terms of size. The garage will be converted and include space for bins and cycles, as well as secondary amenity space for the tenants.

All of the 7 letting bedrooms will be limited to 1 person per room.



*Plate 2 – 2007 Approved Scheme*

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## LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The nearest bus stops are within 250 - 300m of the application building.

The Maindee Shopping area provides all of the necessities as well as some places of employment.

There is ample space to store bicycles, in the converted garage.

The loss of the garage has a neutral limit with regard to available parking in the locality as the garage access would have removed an on-road parking space. The area has excellent access to walk into the City Centre.

The property currently has 4 student bedrooms and the self-contained flat. The proposed scheme has 7 letting bedrooms. All of the bedrooms will be limited to 1 person per bedroom.

The local vicinity has mostly local resident parking. There is some unlimited parking in the area.

The limited parking covers 8am until 8pm and has a limit of 1 hour.

It is not considered necessary to provide any additional off-street parking because of the limitations of 1 person per room and the similarity of the current lawful use being 4 student bedrooms and a self-contained flat.



Plate 3 - Aerial View showing bus stops

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## **REFUGE / RECYCLE STORAGE-**

The revised proposal converts the garage into space to store refuse bins, recycle bins and cycle storage. This is considered a net gain compared to the approved scheme.

The converted garage has ample space to store refuse bin and recycle bin within the front garden or rear garden. There is also space to the narrow side space.

## **ECOLOGY –**

The scheme includes a separate Green Infrastructure Statement.

If you have any queries, please contact me.

*Kevin Dorrington*

**K.W. Dorrington MCIAT MCABE (C.Build E)**

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