

APPLICATION NUMBER: 25/0007

PROPOSAL: CONVERSION OF AN EXISTING GARAGE AND CHANGE OF USE TO A ONE BEDROOM FLAT

SITE: 52 Bryngwyn Road Newport NP20 4JT

APPLICATION TYPE: Full

The proposal is to convert the existing garage into a 50 Sqm 1-Bed flat without increasing the footprint. The garage lies to the rear of a well designed large semi-detached house which has been converted into flats.

Although views from the highway are blocked, there will be views in from overlooking residents at first floor level (and for some properties potentially at ground floor level), ground levels rise to the rear.

The amenity area for the existing flats may also be affected. No amenity area is provided for the garage conversion (which is a detached structure).

As the potential impacts are unclear from the submission, I advise photos of the site are provided, to include photos to all compass directions out from the garage.



If approved, proportionate enhancement to meet LDP GP5 and new green infrastructure would be expected although opportunities may be very limited.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services February 2025