

AJ Planning and Development

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PLANNING STATEMENT

**IN SUPPORT OF AN APPLICATION FOR CHANGE OF USE FROM
COMMERCIAL TO RESIDENTIAL USE AND
ASSOCIATED DEVELOPMENT THERETO**

AT

27 EAST STREET, BANESWELL, NEWPORT, NP20 4BR



DECEMBER 2024

Director: A.J.Ayles BA (Hons) BTP MRTPI

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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted on behalf of Mr Eddie Fisher (the applicant) in relation to a development proposal for change of use from commercial (A1 Use Class) to residential (C3 Use Class) at 27 East Street, Newport, NP20 4BR.
- 1.2 In presenting the planning application, regard has been had to Planning Policy Wales (PPW), the development plan, comprising Newport Local Development Plan (LDP), associated supplementary planning guidance and the local context.
- 1.3 In support of the scheme, the following documents accompany the application:
- Application Forms and Ownership Certificate.
 - Location Plan.
 - Existing and Proposed Plans. Prepared by SK Designs, and
 - Planning Statement, prepared by AJ Planning.

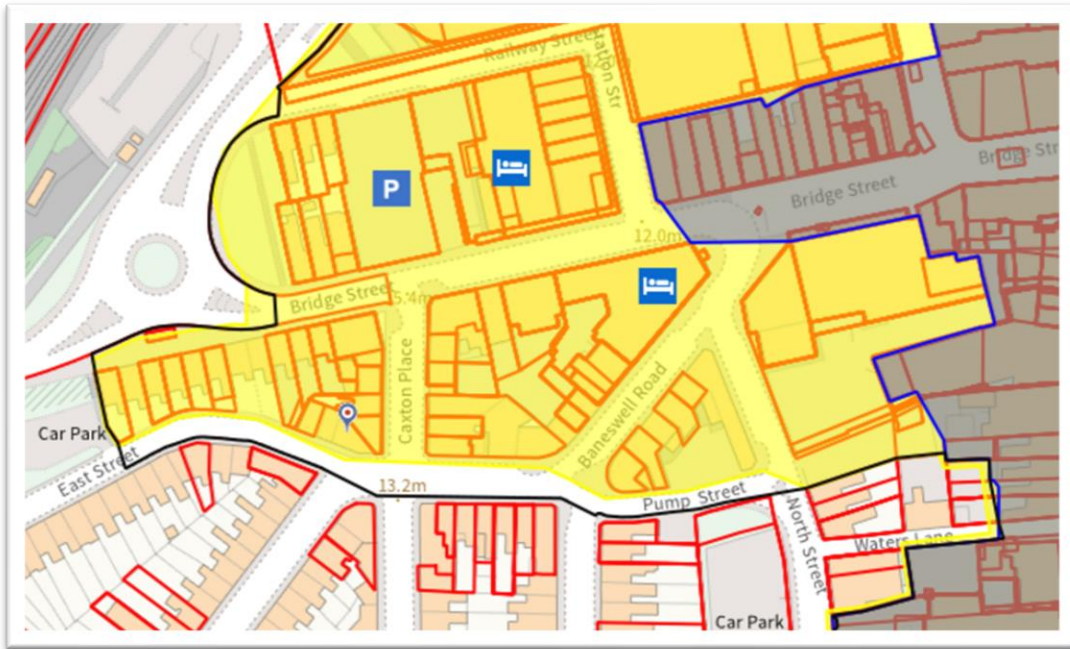
2.0 SITE DESCRIPTION

- 2.1 27 East Street is a two-storey, end of terrace property which is currently vacant; the building having previously been occupied by 'Wildside Reptiles' (a retail use). As shown on the plans, the applicant seeks planning permission for the change the use of the building to accommodate a dwelling house with minor external alterations.



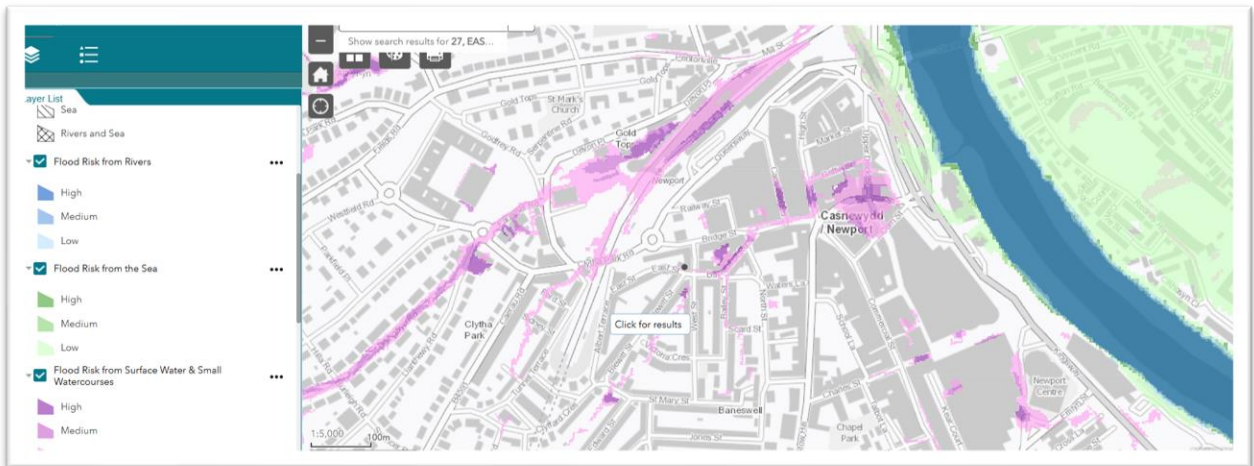
- 2.2 As shown above, the subject property forms part of a small terrace of three properties; located on East Street adjacent to the road junction with Caxton Place and West Street.
- 2.3 Newport Council's Local Development Plan Proposals Map identifies that the application site is set within the City Centre designation. It is also identified as being located in an Archeologically Sensitive Area. In terms of heritage considerations, the application site is not within a Conservation Area and No. 27 is not a listed building.

Newport Council's Proposals Map Extract



2.4 In review of the Natural Resources Wales Flood Maps for Planning, it is indicated that the subject property is at low risk of flooding. As illustrated on the Flood Map extract below, the site is located to the west of the flood risk.

Natural Resources Wales Flood Maps Extract



2.5 The location accommodates a wide range of services in close proximity, including eateries, offices, Travelodge, Queen's Hotel, Tesco Express Supermarket, Newport train station and coffee shops, all within a short walk of the application site. There are 2 local GP surgeries serving this area: Bryngwyn Surgery, approximately 400 metres away and St. Paul's Clinic, approximately 600 metres distance. St Woolos Primary school is located within 5 mins walk to the south-east direction; Westwood Dynamic Ltd, an independent school is a 5-minute walk to the north; and Flying Start Primary School at the Civic Centre at Godfrey Road (approximate 3-minute walk to the north west).

- 2.6 The conversion to a two-storey dwelling will complement the established residential area in the locale by bringing back to use a vacant unit previously utilised as a retail unit; with future occupiers making a positive contribution to supporting the vitality and viability of the local area. It is observed that the two attached properties within the terrace to which the subject property form part appear to be in residential uses, therefore, this proposal is wholly compatible with the immediate urban setting.
- 2.7 In terms of highways matters, the area is served by NCP Newport Railway Station car park located within 500 feet (to the north) (open 24 hours); NCP Newport North Street is approximately 1 minute walk from the site (to the north); Euro Car Park, Stow Hill, approximately a short walk to the south-east. In terms of the development proposal, an internal cycle store would also be provided.
- 2.8 The site lies within parking zone 2. In general terms, Zone 2 is defined as ‘City Centre Fringe’ and described as *“The centre of towns which local people regard as their destination for most activity which is not met within their own local community, or an area immediately adjacent to the City Core (Zone 1). The area has a full range of retail activity and many commercial businesses, all within walking distance. The area is the focus of the local bus network and is likely to contain a railway station. Built density is high with little private car parking. There are significant parking restrictions and substantial amounts of off-street car parking available to the public.”*

Newport City Council Website Map Extract (Zone 2 highlighted in pink)



- 2.9 In consideration of parking, the applicant would apply for a parking permit for the 3-bed dwelling, to the required allowance, noting that locationally the site is on the doorstep of Newport mainline train station (1 minute walk to the north) and a short walk to the bus station (3-minute walk to the southeast). In addition, it is fair to note that a dwelling would generate less traffic movements than the previous retail use which would have required deliveries, customer and staff movements throughout the day. As such, it is evident that future occupiers of the dwelling would not be reliant on the private car. Further, the residents would have full access to employment and everyday services within the city centre locale.

2.10 The surrounding area is of mixture of residential/commercial character, comprising of traditional semi-detached and terraced homes and blocks of flats (further up East Street), with a dense urban population within short walking distance of the Newport city facilities.

2.11 Therefore, the site is within a highly accessible location and the proposal for change of use from the established commercial (A1 use) to residential (C3 use) would be compatible with the urban settlement and city centre areas.

3.0 PLANNING HISTORY

3.1 There is no planning history available on Newport Council's planning website.

3.2 The subject property at 27 East Street, Baneswell in Newport is currently vacant. The former use was a pet shop with the signage to be removed accordingly.

3.3 The change of use of the commercial premises to a dwelling house is likely to be consistent with the original use, given that the two adjoining properties in the terrace are residential.

4.0 PLANNING ASSESSMENT

4.1 The development proposal seeks the change of use of the subject building at 27 East Street from commercial (A1 Use Class) to residential dwelling house use (C3 Use Class) with associated small-scale works. As shown on the attached planning drawings, the conversion and alterations would create 1 x 3 bed residential dwelling, served by a side roof terrace.



4.2 In presenting the proposal, development plan policy of relevance includes National Planning Policy Wales (Edition 12), Newport City Council's Local Development Plan (January 2015) and the council's Supplementary Planning Guidance: Parking Standards (August 2015) and Archaeology & Archaeologically Sensitive Areas (August 2015).

- 4.3 As shown in the photograph below, the room on the upper floor accommodating the existing chimney stack will be the primary building alteration – to accommodate the double doors leading to the balcony terrace which will serve the home. These small-scale alterations to the building will blend in with the host property.

Photograph of wall with chimney stack for alteration



National Planning Policy - Planning Policy Wales (Edition 12)

- 4.4 PPW identifies that the planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental, and cultural well-being of Wales. It is required to reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, ensuring the sustainable management of natural resources and protecting, promoting, conserving and enhancing the built and historic environment. It is informed that “*Sustainable Development*” means the process of improving the economic, social, environmental, and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 4.5 Paragraph 2.3 informs that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy, and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.
- 4.6 The development proposal for change of use of the building from commercial to residential use accords with the national planning policy aims, extending the offer of the range of accommodation choice types available in the area, being supportive of the vitality and viability of the local centre. There are no recognisable adverse impacts presented in consideration of the natural, historic and built environment.

- 4.7 The site is identified as an archaeologically sensitive area. Paragraph 2.4.1 of Supporting Planning Guidance: Archaeology and Archaeologically Sensitive Areas state, “*The Local Development Plan acknowledges that archaeological features throughout the urban and rural areas play a vital role in the quality of that environment. There will be a presumption in favour of the retention, safeguarding, conservation and enhancement of ancient monuments and other sites, recognised by the Council as being of archaeological importance, and the settings of such sites, buildings and areas.*” The change of use proposal does not incorporate any ground intrusive works, only inclusive of minor external works to the established property, with no resultant recognisable interest in consideration of archaeology interest.
- 4.8 In assessment of the above, the scheme is sustainable development on the following grounds:
- Economic – the proposal will reuse a vacant building within the urban area creating residential accommodation and supportive of the local economy during these uncertain economic times.
 - Social – the reuse of the building for residential use will allow new and future residents of the building to support the vitality and viability of the surrounding area the dwelling providing high quality accommodation to future occupiers.
 - Environmental – there are no recognisable adverse impacts upon the local environment presented. The unit is small in scale within a highly accessible location for public transport, namely the main line train station and nearby bus stops, ensuring that residents and visitors have flexibility in travel options.
- 4.9 In terms of accessibility, in Paragraph 4.1.36 it is established that the availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car.
- 4.10 National Planning Policy is clear that in seeking to achieve good design developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.
- 4.11 PPW informs that the density, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development. The development proposal will modernise and upgrade the building to modern standards and enhance the building aesthetic, including the removal of commercial signage and security bars.
- 4.12 PPW further advises that good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. The application site building is located in an accessible city centre location.
- 4.13 Technical Advice Note 12: Design (2016) at paragraph 2.2 states the following: “*The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout*

Wales — from householder extensions to new mixed-use communities.” The application relates to a change of use proposal with minor external alterations proposed. There are no recognisable adverse visual impacts presented.

Newport Local Development Plan

4.14 The LDP sets out strategic policy aims and objectives and more localised policies for consideration of development proposals. In terms of sustainable development and economy these include:

- Objective 1 ‘Sustainable Use of Land’ which seeks to ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities.
- Objective 4 ‘Housing Provision’ which seeks to ensure that there is an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meet the needs of the population. It is also important to foster the creation of places which contribute to local distinctiveness and thriving communities, and Policy SP1 ‘Sustainability’ which requires development proposals to make a positive contribution to sustainable development by concentrating development in sustainable locations, including empty properties.
- Objective 10 ‘Waste’ which seeks to ensure that waste management choices are based on the proximity principle, where appropriate, and a hierarchy of reduce, reuse, recovery and safe disposal, and that there is adequate provision for facilities to enable this to happen.
- Policy SP9 ‘The Conservation of the Natural History and Built Environment’ states that, “The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals”. The subject building is not afforded listed building, and the application site is not within a conservation area.
- Policy GP2 ‘General Development Principles’ sets criteria against which development proposals will be permitted. This includes ensuring development does not have a significant impact on local amenity, consideration of local character and inclusive design.
- Policy GP4 ‘Highways and Accessibility’ which requires all new development that is to be visited by people to be accessible in minimising transport impacts. The site is highly accessible to mainline city centre bus and train station services, to a full range of everyday employment, leisure and health services.
- Policy CE6 ‘Archaeology’ identifies the requirement to undertake an Archaeological Impact Assessment within Archaeologically Sensitive Areas and within other areas of recognised archaeological interest, such as Scheduled Ancient Monuments.

- 4.15 Newport Local Development Plan Policy GP2 (General Amenity) states the following:
“Development will be permitted where, as applicable:
i. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality;
ii. The proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area;
iii. The proposal seeks to design out the opportunity for crime and antisocial behaviour;
iv. The proposal promotes inclusive design both for the built development and access within and around the development;
v. Adequate amenity for future occupiers.”
- 4.16 In assessment of the above, the development proposal will have no recognisable impact on any neighbouring land use; the minor works proposed enhancing the appearance of the building in the street scene; the reuse of the building will enhance natural surveillance to the building frontage; the minor external works provide an amenity space and there are no recognisable impacts in terms of access. In addition, the dwelling would create less traffic movements to and from site when compared to the former retail use of the premises for a pet shop.
- 4.17 Paragraph 1.29 of the Local Development Plan informs that *“A level of house building is proposed that will meet current trends in household formation and so enable everyone to have potential access to quality housing. The reuse of brownfield sites will help to ensure sustainability, both in avoiding use of greenfield sites and also in helping to maintain existing communities by providing new housing opportunities nearby.”*
- 4.18 The use of the vacant end of terrace dwelling as accommodation satisfies the council’s need to current and prospective residents to have access to high quality accommodation, using an existing, unused building to widen the choice of dwelling types available to future occupiers/residents.
- 4.19 Policy H2 (Housing Standards) states the following: *“Residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling.”* Excerpt of supporting text: *“Residential development of all types, whether new development, redevelopment, conversions, extensions or changes of use, should be carried out in as sustainable way as possible, to reduce the impact on the environment both of the construction and subsequent use of the dwelling.”*
- 4.20 In assessment of development plan policy and supplementary planning guidance, the following points are established:
- At present the unit is vacant and its beneficial reuse as residential would positively rejuvenate the property.
 - The 3-bedroom accommodation adds to the range of accommodation choices within the mixed use residential/commercial location.
 - The C3 use would present no adverse impact on neighbours in terms of overlooking, overshadowing and privacy matters.

- There are no recognisable adverse highways impacts. The development is served by cycle storage and accessibly located in Newport city centre. The proposed residential use would generate fewer traffic movements than the former use as a retail use.
- The development proposal for change of use from commercial to residential use is supportive of the vitality and viability of the local centre, providing accommodation to new and future residents, who may seek employment opportunities within the locale/the city centre and will support the vitality and viability of the centre in an accessible location.
- There are no adverse environmental, archaeological and/or heritage impacts.

5.0 SUMMARY AND CONCLUSION

- 5.1 The application seeks full planning permission for change of use from commercial (A1 Use Class) to residential (C3 Use Class) and associated development thereto at 27 East Street, Newport, NP20 4BR.
- 5.2 Newport Council's Local Development Plan Proposals Map identifies that the application site is set within the City Centre designation and the site is not within a Conservation Area. No. 27 is not a listed building and given the nature of the development there are no impacts upon any neighbouring land use.
- 5.3 There are no recognisable adverse impacts on the local environment, local highways network and/or any neighbouring land use. It is considered that the modernisation and upgrade of the building to provide a 3-bedroom dwelling house would be an appropriate reuse of the host property; the end of terrace property adjoining two existing homes.
- 5.4 As shown on the attached plans, the primarily external alterations respect the character and appearance of both the building and the streetscape; and the materials selected for the modernisation and upgrade of the building will serve to enhance and modernise the building fabric, bringing it forward with a rejuvenated look and feel for the future residents.
- 5.5 The development proposal for change of use from A1 (retail) to C3 (dwelling house) use is sustainable development on the following grounds:
- Economic – the proposal will reuse a vacant unit within the urban area creating residential accommodation and supporting the economy during these uncertain economic times. The use being supportive to and integrative with the local residential/business community and providing short term employment during the build phase.
 - Social – the reuse of the subject building for residential use will allow new and future residents of the building to support the vitality and viability of the urban area and will deliver high quality accommodation to future occupiers.

- Environmental – there are no recognisable adverse impacts upon the local environment presented. The application site is within a highly accessible location for public transport, namely the main line train station and nearby bus station. As such, future residents will not be reliant upon the private car with a full range of everyday service provisions and employment opportunities located on the doorstep.

5.6 Therefore, it is considered that the application accords with the development plan including the policy aims and objectives of LDP, Supplementary Planning Guidance and Planning Policy Wales.