

Planning Statement for the Conversion of a Garage to a Dwelling at 3B East Market Street, Newport, South Wales.

This planning statement accompanies the application for the proposed conversion of a disused garage into a residential dwelling located on East Market Street, Newport, South Wales. The scheme seeks to make efficient use of an existing building by repurposing it for residential use, contributing to the area's housing stock while preserving its architectural and historical significance.

1. Context and Rationale

The subject site is currently a disused garage, no longer viable for its original use due to changing economic and operational circumstances. The proposed conversion aligns with national and local planning policies encouraging the re-use of existing buildings for housing purposes, supporting sustainability by reducing the need for new construction.

The property is located in an urban area with established infrastructure and services. Its proximity to public transport links, local amenities, and employment opportunities makes it a suitable site for residential use.

2. Design Approach and Amenity Provision

The proposed design prioritises high-quality internal living spaces to compensate for the absence of external amenity space. The internal layout will optimise natural light, ventilation, and functional living arrangements, ensuring compliance with national space standards. Features such as large windows, carefully planned interiors, and innovative design solutions will create a comfortable and attractive living environment.

While external amenity space is not possible due to the constraints of the site, the location offers access to nearby public open spaces, parks, and recreational areas. For example, Belle Vue Park or the River Usk riverside paths, all within walking distance, will provide residents with opportunities for outdoor activities.

3. Policy Compliance

The proposal supports the objectives of **Planning Policy Wales (PPW) Edition 11** by:

- Promoting the re-use of existing buildings to reduce environmental impacts.
- Supporting housing delivery in sustainable locations close to transport links and services.
- Encouraging compact development that aligns with sustainable urban growth objectives.

Additionally, the application aligns with the **Newport Local Development Plan (LDP)**, which supports the regeneration of underused urban areas and the provision of residential accommodation in sustainable locations.

4. Environmental and Community Benefits

The proposed development will:

- Enhance the visual appeal of the site by bringing an under utilised building back into active use.

- Support local housing demand without contributing to urban sprawl.
- Contribute to the vitality of the local community by introducing new residents to the area.

5. Conclusion

This application represents an opportunity to deliver a sustainable and high-quality residential dwelling by converting a disused building. Despite the lack of external amenity space, the design compensates through high-quality internal spaces and proximity to public amenities and green spaces.

The proposal is consistent with national and local planning policies and will make a positive contribution to the built environment in Newport. We respectfully request that the application be approved.