

Delegated Decision Report

Application No:	25/0882	Statutory Period Expires:	5th December 2025
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Site:	<i>Ash Cottage 13 High Street Caerleon Newport South Wales</i>		
Proposal:	<i>CHANGE OF USE FROM C3 DWELLINGHOUSE TO C6 SHORT TERM LET</i>		
Applicant:	<i>M Louth</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Ash cottage is a three bedroom, two storey dwelling constructed of traditional materials situated on High Street, Caerleon. The site lies within the Caerleon Conservation Area. There are several listed buildings in the vicinity but none directly adjoining.

2.2 The property has a small, enclosed garden and a double garage. Internally, the property comprises a hallway, living room, kitchen, dining room and bedroom with two bedrooms and a bathroom at first floor.

2.3 The character of the area is a mix of residential and small-scale commercial properties, including shops and services along High Street.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal is for the use of the property for C6 short term let. The Use Class Order Wales defines this as the use of a dwellinghouse for commercial short-term letting not longer than 31 days for each period of occupation.

3.2 No external alterations are proposed and nor are any changes proposed to the layout internally.

4. RELEVANT SITE HISTORY

None.

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)

SP1 – Sustainability
SP9 – Conservation of the Natural, Historic and Built Environment
GP2 – General Amenity
GP4 – Highways & Accessibility
GP5 – Natural Environment
CE6 – Archaeology
CE7 – Conservation Areas
GP7 – Environmental Protection and Public Health
T4 – Parking
T5 – Walking and Cycling
W3 – Provision of Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Parking Standards SPG – August 2015
Trees, Woodland, Hedgerows and Development Sites SPG – January 2017
Waste Storage and Collection – January 2020
Wildlife and Development – August 2015
Sustainable Travel 2020

6. CONSULTATION RESPONSES

- 6.1 Principal Heritage officer: As no external alterations are proposed, I would concur with the supplied HIA - this proposal will preserve the character and appearance of the Caerleon Conservation Area.
- 6.2 Local Highways Authority: **Highway recommendation:**
Further information requested.
Highway Comments:
The application suggests there are no changes to parking or access, but there does not appear to be any safe practical parking or access.
Access appears to be via High Street and Castle Lane. Notwithstanding its status as a “B” road High Street narrows to a single lane width adjacent to Castle Lane. Castle Lane is not much wider than a parking space and offers few opportunities to pass opposing vehicles. Its junction with High Street offers zero pedestrian visibility and little vehicular visibility.
There are a number of garages accessed from Castle Lane, however none have adequate visibility or manoeuvring space. The property appears to have a double garage, but it could not be used safely and needs to be wide to allow a single vehicle to manoeuvre in/out due to the narrowness of the lane.
The application does not detail any cycle storage, but this could be accommodated in the garage if not used for cars.
From the application it appears there is an existing three bed residential property and the short-let property would also be three beds but may sleep more. We have no specific standard for parking for this type of use.
It is suggested that the property is sustainable in transport terms, but we would envisage this type of use being almost entirely car dependant as the railway station is a car drive away and the M4 is close by. On that basis we would expect an intensification of use of the garage and Castle Lane which could not be supported.
A car free proposal with suitable cycle provision could be considered more favourably. At this stage we would request clarification of how the property is expected to function and be accessed.
- 6.3 Environmental Health: No response.
- 6.4 Dwr Cymru – Welsh water: Dwr Cymru Welsh Water has no objection to this application for the proposed change of use from dwellinghouse to short term let.
- 6.5 Heneb: No response.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 22/10/2025, Site Notice was put up on 31/10/2025.

7.1 NEIGHBOURS: No responses have been received.

7.2 COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development:

Located within the village boundary and in an area having a mixed character of both residential and commercial, the proposals are acceptable in principle. Policy CF8 of the adopted Newport Local Development Plan 2011-2026 (NLDP) is supportive of tourist related developments. The policy goes on to explain that tourism is recognised as an important economic activity in the Newport economy, providing employment through serving the business tourism, leisure tourism and more local recreational sectors. Regeneration areas can provide opportunities for tourist facilities, and Conservation Areas also often contain valuable attractions, such as at Caerleon. Care will be needed to ensure that any development complements and does not detract from the characteristics of the area concerned. Planning Policy Wales Edition 12 refers to tourism involving a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities.

8.2 The site is located within the Conservation Area and therefore heritage matters are a key consideration, as is residential amenity and highways interests.

8.3 Visual/ Amenity/ Character and Appearance;

As noted above, the character of the area is mixed residential and commercial with the property located just outside of the Caerleon District Centre. Having regard to the existing C3 use and that no alterations are proposed to the property, the proposals are not considered to result in an adverse impact to the visual amenity of the area.

8.4 A high proportion of properties in use for short-term letting has potential to result in adverse impacts upon character due to the transient nature of the occupants and potential effects upon social cohesion and sense of community for example along with economic impacts arising should properties be vacant for long periods during some parts of the year. The Article 4 Direction in Caerleon Conservation Area pre-dates the changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not limit such changes. In this instance historic centre of Caerleon appears vibrant with properties appearing to be well maintained and the area generally having a high standard of visual amenity. As noted above, proposals for new tourism related developments are supported in principle by the LDP and national planning policy and it is considered that the proposals will align well with existing tourism facilities in the area such as Caerleon Museum and the Celtic Manor.

8.5 Residential Amenity:

Whilst the proposed C6 use is similar in nature to the current C3 use, the short-term occupancy of a property has potential to result in an altered impact in terms of residential amenity given the likely turnover of people occupying it compared with occupancy as a sole residency. In this instance the property is small, offering limited accommodation. As a three-bedroom unit it is likely to be occupied by four persons at most which is comparable to a three-bedroom dwelling. On the basis of this number of people, the proposals are considered unlikely to result in a demonstrable impact in terms of neighbouring amenity.

8.6 Movement:

As a three bedroom dwelling the property results in a parking demand for three vehicle parking spaces in accordance with the Council's Parking Standards. The property has a double garage but as noted by the Council's Highways officer manoeuvrability in and out of the garage is difficult due to the width of the lane. The property will continue to have three bedrooms, albeit as a short term letting unit.

8.7 Cycles can be stored within the side/rear garden or the garage. The site does score well in terms of sustainability despite not being near to a train station. It is on a bus route and a very short distance from the district centre which offers a range of goods and services. There is also a public car park nearby on High Street. In view of these factors, the proposals are not considered to result in an adverse impact in terms of parking.

8.8 **Air Quality:**

The site is located within an air quality management area. The Council's Air Quality SPG therefore requires a Simple Air Quality Assessment to establish whether there would be any worsening to air quality as a result on the proposals. Such an assessment has not been provided. However, it is recognised that the proposals are unlikely to generate a greater number of vehicle trips than the existing use of the property.

8.9 **Heritage:**

The site is located within a conservation area. As previously noted, no alterations are proposed to the building and given the existing residential (C3) use, the proposals for short term let are considered to preserve the character of the conservation area in accordance with The Historic Environment (Wales) Act 2023.

8.10 The Council's Heritage confirms no objections are offered.

8.11 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. However, given the nature of the proposals which is for change of use of an existing premises with no external alteration or built development, such enhancement is not considered warranted in this instance.

8.12 **Archaeology:**

The site is located within an archaeologically sensitive area. No ground disturbance or excavation is proposed, meaning the archaeological potential of the area remains safeguarded.

8.13 **Waste:**

The proposals do not include details of waste storage. However, it is anticipated that waste would be stored and collected in the same way as it is currently and the proposals do not give rise to any additional concerns in this regard.

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 proposals are not considered to result in an adverse visual or amenity impact.

10.2 The proposal would preserve the character and appearance of the conservation area and would not result in an adverse highway or parking impact. Changes of use such as this are referred to in Schedule 2, Part 1, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Exceptions are listed as "Development is not permitted by Class I if it would result in the use as two or more separate dwellinghouses falling within Class C3 (dwellinghouses, used as sole or main residences), Class C5 (dwellinghouses, used otherwise than as sole or main residences) or Class C6 (short-term lets) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse." The provisions of the Order have been considered and are afforded weight in this case.

10.3 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: RDK/IR/25163/DWG—01/R0, RDK/IR/25163/DWG—02/R0, Heritage Statement September 2025.

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: RDK/IR/25163/DWG—01/R0, RDK/IR/25163/DWG—02/R0, RDK/IR/25163/DWG—07/R0, RDK/IR/25163/DWG—06/R0, RDK/IR/25163/DWG—05/R0, RDK/IR/25163/DWG—04/R0, RDK/IR/25163/DWG—03/R0, RDK/IR/25163/DWG—08/R0, Heritage Statement September 2025, 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, GP3, GP4, GP5, CE6, CE7, GP7, T4, T5 and W3 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.