



24 Courtybella Terrace, Newport, NP20 2LA

Design and Access Statement

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1.0 Introduction

This design and access statement forms part of the planning application submission for the proposal of a change of use of the property at 24 Courtybella Terrace from shop to a house.

1.1 The Site and Surrounding Area

The application site is a two-storey end terraced property. It has an empty shop on the ground floor and a residential unit on the first floor (not in use). The building has been vacant for many years. The council's online planning records show planning permission was granted in 2017 for a change of use from shop to dwelling, however, the permission has not been fully implemented and the change of use of the property into dwelling has not taken place. The applicant has recently bought the property and wishes to bring it back into use and prevent it from falling into disrepair.

The property contains a glazed shopfront at the ground level and several windows are located at the front and the side of the building detailed with stone/brick cills and surrounds.

The area around the site is predominately residential in character and lies in a desirable location, within walking distance of local services and facilities. Including schools, GP surgery, retail premises, cafes / restaurants, leisure centre, open space and garden provisions and public transport network etc are available within walking and cycling distance from the site.

1.2 Relevant Planning Policy

- **Planning Policy Wales (Edition 10)**
- **Technical Advice Note 12: Design**
- **Newport Local Development Plan (LDP)**
- **Supplementary planning documents**
- Affordable Housing SPG
- Flat Conversions SPG
- Waste Storage and Collection SPG
- Housing in Multiple Occupation SPG
- Parking Standards SPG



2.0 Proposed Use

The proposed use involves converting the existing empty shop into a house consisting of two bedrooms. There will be a living room, kitchen, and storage on the ground floor and two bedrooms and a shower on the first floor. It should be noted that there are already two bedrooms on the first floor and the change of use will be for the ground floor shop to facilitate these two bedrooms on the first floor. There will be no physical alteration or changes to the external appearance of the building with the exception of the full glazed shop front to be removed and the frontage will be completely revived to bring this building more in keeping with the surrounding buildings and to improve the area in general. The existing architectural appearance of the front elevation will not be changed but will be revised. The existing windows will be replaced with double glazing UPVC external opening top-hung windows. Three new UPVC top-hung windows are proposed on the ground floor with window cills and surrounds to match the existing windows. The proposal will include methods to improve the thermal performance of the building. The new double glazed UPVC windows will be thermally efficient. The building as whole would be investigated for its structural integrity and its thermal insulation will be upgraded to comply with building reg.

There is sufficient space on the proposed site to provide comfortable residential accommodation. It would comply with all standards for room sizes. Furthermore, the proposed use is arranged in an open plan manner with high ceilings. This would make spaces more spatial, open and allow maximum natural light in the habitable rooms.

3.0 Impact on the Character of Locality

The property is in an area that predominantly is residential in character. Therefore, the proposed use will not adversely affect the character of the area. The proposed use will contribute to addressing the growing shortage residential accommodation in the area and across much of the city. The proposed use will offer a more affordable and flexible housing option, making them attractive to a wide range of individuals. Furthermore, the property has been vacant for many years. Its disuse has detrimentally affected the overall appearance of the building and the character of the area. The proposed development will not only bring the property back into productive use but also fulfil a genuine need within the neighbourhood. This positive contribution will enhance the locality.



3.1 Impact on Residential Amenity

The proposed use will not negatively impact the amenities enjoyed by the residents living in the area. There are currently two bedrooms on the property and the proposed development only entails the addition of living and kitchen areas on the ground floor, so the proposed development will not result in a significant amount of activity that could disturb the adjacent property and the residents in the area. The building as whole will be investigated for its structural integrity and its thermal insulation and sound resistance insulation will be upgraded to comply with building reg. There will be no physical alteration to the existing building that changes its mass or scale. Therefore, there is not any potential negative impacts on neighbouring residential properties in terms of overshadowing, overbearing, or visual intrusion.

Whilst the proposed use would not include any provision of private outdoor amenity space, the host property is located walking distance from various outdoor areas that provide amenity space for residents. These areas include parks, gardens/green spaces and recreational facilities such as playground and sports facilities.

3.2 Impact on Parking and Transport

There is no off-street parking available at the property. However, there is an on-street parking capacity available on nearby streets and therefore the additional parking demand spaces could potentially be accommodated on these streets. Furthermore, the building is sited within a highly sustainable area with access to a wide range of cultural and social activities, services. Including, schools, GP surgery, retail premises, cafes / restaurants, leisure centre, open space and garden provisions via sustainable transport modes and walking and cycling will be encouraged, with no reliance on the motor car. The proposed development incorporates new secured bicycle storage this would minimise the reliance on private cars for travelling and encourage use of sustainable transport mode.

4.0 Refuse Storage

It is not uncommon for bins to be placed outside at the front of the property in the area. In fact, there are many properties that have their bins located on the pavement. while it is common to have bins located outside the front of the property in the area. However, for the proposed change of use, an Internal ventilated secured bin storage will be provided with adequate capacity. The waste storage will comply with local waste management guidelines.