

Delegated Decision Report

Application No:	25/0668	Statutory Period Expires:	27th October 2025
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Site:	36 Harrow Road Newport NP19 0BT		
Proposal:	MIXED USE OF RESIDENTIAL DWELLING AND TAXI DISPATCH OFFICE		
Applicant:	M Hussain		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a terraced residential dwelling located along Harrow Road within the Victoria ward. It is a traditional, predominantly residential setting within the urban area and is sustainably located.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application proposes to use the property as a 'dispatch office' to book taxis for home to school contracts. The property will be used as a dwelling primarily, and there are no changes proposed to the building. Essential equipment such as a desk, computer, chair etc will be in one ground floor room to be used as an office in connection with the use. No customers or drivers will visit site. All bookings and instructions will be given remotely via computer or phone. No masts or other such paraphernalia is necessary to support the use.

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)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)
- SP3 (Flood Risk)

6. CONSULTATION RESPONSES

- 6.1 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice. The planning application proposes a mixed use of residential dwelling (highly vulnerable development) and change of use of a room to a taxi dispatch office (less vulnerable development). The application proposes a partial change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.
- 6.2 Local Highways Authority: No objection subject to conditions. As described the business would operate with no drivers' facilities at the property and no parking, waiting or collections at the property. On that basis there would be no impact and no objections. A suitable condition to prevent any nuisance from parking should be imposed.
- 6.3 Environmental Health: Have reviewed the application requesting to set up a taxi dispatch office within the property. This will not have significant environmental protection concerns to worry of. Therefore, I confirm I have no objections to the proposed use of a room as a taxi dispatch office within the property. This decision is based on the details provided.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08/09/25.

7.1 NEIGHBOURS:

- Object. The owner of this property has rented the premises for many years and has not complied with Rent Smart Wales registration. If he doesn't comply with rules now there will be little chance that he will in future. On his application for planning, he clearly states the one room dispatch office will not interfere with his tenants.

8. ASSESSMENT

- 8.1 A ground floor room in the property is proposed to be used as a 'taxi dispatch office' whereby the applicant will use their online dispatch system to book taxis for home to school contracts. The applicant advises that this will all be done remotely and no customers or vehicles associated with the business will be parked at or near the property. The room would remain part of the dwelling and would not be separated from it, akin to a home office as many people now have in their homes in order to work remotely. No internal or external alterations are proposed, retaining the character and appearance of the existing property.
- 8.2 As no customers or vehicles will be visiting the property, and the property will remain occupied as a single dwelling with no internal or external alterations, it is considered that the proposed use within the property as a 'taxi dispatch office' is acceptable and would not have a demonstrable or harmful impact on either visual or residential amenity.
- 8.3 As there would be no drivers, driver's facilities, parking, waiting or collections at the property, there are no concerns raised with regard to highway safety matters. The Highways Officer therefore offers no objection to the application subject to conditions.
- 8.4 Comments have been received from one neighbour, as outlined above. This suggests the property is rented. Either way, the lawful use is currently a single dwelling and the proposed will still primarily comprise a dwelling. A condition will be attached to the consent ensuring that no customers or vehicles can visit the property in relation to the business and that it operates entirely in accordance with the supporting information accompanying this application. With regard to 'Rent Smart Wales registration' this is not a planning matter.

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 proposal is acceptable and it is therefore recommended that planning permission is granted subject to the conditions outlined below.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Floor Plan and Supporting Information Email Received 19/10/2025.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The use of the property shall be as a mixed use dwelling and taxi dispatch booking/call office only. The taxi dispatch call office shall at no time incorporate customer or driver

waiting or welfare areas. All bookings and payments associated with the use shall be performed remotely at all times and the use shall function in accordance with the Supporting Information document dated 19/10/25 hereby approved.

Reason: In the interests of highway safety and residential amenity in accordance with policies GP2, GP4 and T4.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Floor Plan and Supporting Information Email Received 19/10/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP3, T4, GP2, GP4 and GP6 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.