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Planning, Design and Development

PLANNING STATEMENT

**PROPOSAL: CHANGE OF USE OF GROUND FLOOR FROM RETAIL USE (A1) TO
A ONE BEDROOM GROUND FLOOR FLAT**

CLIENT: MS HOLLAND

SITE: 64 GEORGE STREET, NEWPORT, NP20 2AA

DATE: SEPTEMBER 2025



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1.0 Introduction

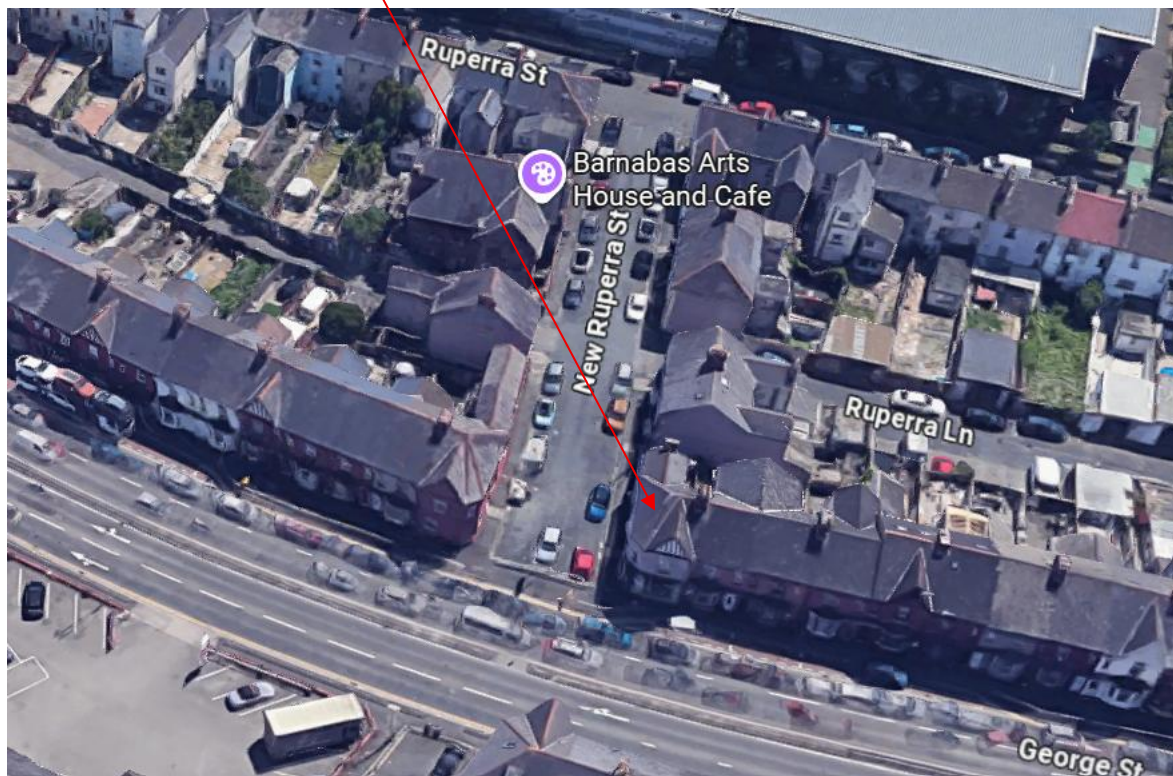
- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd on behalf of Ms Holland to accompany the full planning application for the change of use from retail to a one bedroom ground floor flat at 64 George Street, Newport.
- 1.2 This Planning Statement describes the proposals, related key material considerations in determining the application, and benefits which will be delivered. Furthermore it reviews and demonstrates compliance with the approved relevant development plan policies and national planning policy.
- 1.3 This statement should be read in conjunction with the following plans and documents that accompany the application and comprise:
 - Application form and certificates;
 - Existing and proposed floor plans
 - Flood Consequences Assessment

2.0 Site Description

- 2.1 The application site comprises a two-storey end of terrace property, positioned on the southern side of George Street, at the junction with New Ruperra Street. The property comprises a vacant ground floor retail unit with a first floor flat above.



Figure 1 – Aerial photograph of application site



2.2 The property occupies a sustainable location within the settlement boundary, as well as being within walking distance of a bus route with regular services.

3.0 Planning Designations and Background

3.1 The Site is not subject to any designations as defined by the Council's adopted Policies Map.

3.2 The Site is not within, or immediately adjacent to, designations for valued landscapes, such as local landscape designations, AONBs or National Parks.

3.3 There are no designated heritage assets within the vicinity of the site.

3.4 The applicant has sought pre-application advice (Ref: PS/24/0036) and advised that the main issue, which needs to be addressed is flood risk.



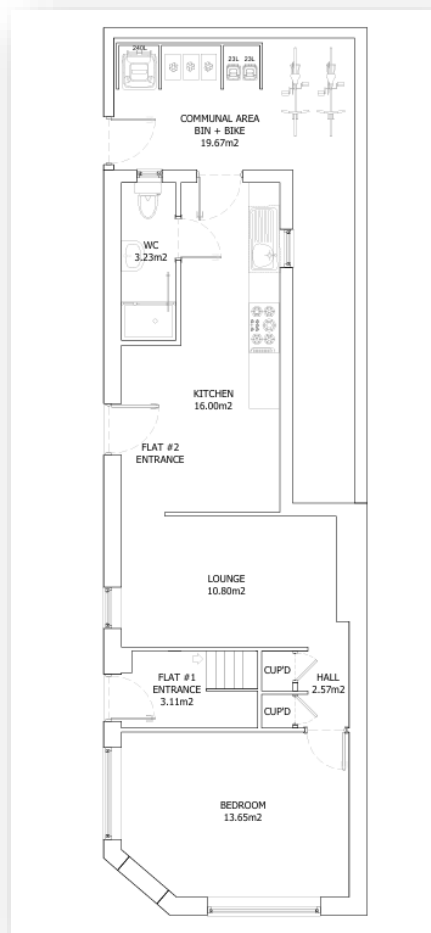
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4.0 Proposal

4.1 Planning permission is sought for the change of use of the ground floor flat to create a one bedroom ground floor flat, as illustrated below.

Proposed Layout





5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Future Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales (12th Edition)

- 5.2 PPW identifies that as part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house-builder, including nationals, regionals, registered social landlords (RSLs), Small and Medium-sized Enterprises (SMEs) and the custom and self-build sector, the opportunity to contribute to delivering the proposed housing requirement. PPW adds that:

“A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.”

Development Plan

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:



“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—*

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. *The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.*

5.5 The Newport Local Development Plan (LDP) to 2015 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant polices are referred to below.

- SP1 Sustainability;
- SP3 Flood Risk;
- SP9 Conservation of the Natural, Historic and Built Environment;
- S13 Planning Obligations;



- SP18 Urban Regeneration;
- GP2 General Amenity;
- GP4 Highways and Accessibility;
- GP5 Natural Environment;
- GP6 Quality of Design;
- GP7 General Development Principles;
- W3 Provision for Waste Management Facilities in Development
- H2 Housing Standards;
- H4 Affordable Housing;
- H8 Self Contained Accommodation and Houses in Multiple Occupation; and
- T4 Parking.

5.6 The following supplementary Planning Guidance is relevant to the proposals:

- Parking Standards
- Air Quality
- Waste Storage and Collection
- Flats Conversions

6.0 Planning Appraisal

6.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 5.0 above.

6.2 The main issues that are considered to be relevant in this case include:



- The principle of development in relation to land use planning policy and sustainable development;
- The effect the proposal will have on the character and appearance of the area;
- Amenity for future occupants;
- The impact on the amenity of neighbouring properties; and
- Parking and servicing arrangements.

i) Principle of Development

6.3 Both local and national planning policy supports the provision of sustainable development and promotes the provision of development within the defined urban boundary. Policy SP1 of the LDP seek the efficient use of land within the urban boundary and there is a presumption in favour of sustainable development, subject to other material considerations.

6.4 Policy H8 of the LDP identifies that:

“Within the defined settlement boundaries, proposals to subdivide a property into self contained accommodation, bedsits or a house in multiple occupation will only be permitted if:

- the scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;*
- the proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;*
- adequate noise insulation is provided;*
- adequate amenity for future occupiers.”*



6.5 The principle of the change of use of a vacant retail unit to a ground floor flat within the defined settlement boundary. The creation of an additional residential unit is considered to be acceptable and represents an efficient re-use of the property, which also offers regeneration benefits. The proposal is compliant with both local and national planning policy.

ii) **Character and Appearance**

6.6 Policy GP2 of the LDP seeks to promote good design and that new development must have full regard to the context of the local natural and built environment, and promotes the use of local distinctiveness through sympathetic design and material selection.

6.7 No external alterations are required. As a result, the proposal will maintain the character and appearance of the area, thus complying with

iii) **Amenity for future occupants**

6.8 The proposed one-bedroom flat has been designed to deliver a high standard of residential amenity for future occupants. The internal layout achieves a Gross Internal Area that exceeds 45 sqm, fully in line with the locally described space standard for a one-bedroom converted unit, thereby ensuring that the accommodation provides adequate space for day to day living activities, storage, and circulation.

6.9 The arrangement of the unit will secure good levels of natural light and ventilation, creating a comfortable living environment. Given the sustainable and accessible location of the site, the dwelling will provide an appropriate standard of amenity while making efficient use of land in accordance with local and national planning policies.



6.10 While the site is located in an area where there may be some exposure to external noise, it is considered that this can be satisfactorily addressed through the imposition of a planning condition requiring the submission and implementation of a noise mitigation scheme. This will ensure that the internal environment of the flat will not be adversely affected by external noise sources, thereby safeguarding future occupiers' living conditions.

iv) Neighbour Amenity

6.11 Policy GP2 and H8 of the LDP seeks to ensure that proposals would not have a detrimental impact on the amenity of neighbouring properties.

6.12 The surrounding area is urban and built up with tight grain development close to a raft of local amenities. There is no evidence to suggest that the creation of an additional flat would have any impact on neighbour amenity. The proposed use is commensurate to the size of the property, and would not undermine the amenity of the neighbouring properties, through any increase in noise and disturbance.

6.13 Overall, the proposal would not materially harm the amenity of neighbouring properties and therefore accords with Policies GP2 and H8 of the LDP.

v) Parking and Servicing

6.14 The property occupies a highly sustainable location within walking distance from services and amenities, as well as public modes of public transport.

6.15 The property is located in a highly sustainable location. This is based on the fact that as stipulated in paragraph 4.4.1 of Manual for Streets (MfS), walkable neighbourhoods are typically characterised by having a range of facilities within 10



minutes' (up to about 800 m) walking distance of residential areas, which residents may access comfortably on foot. It is recognised that this is not an upper limit and PPS134 states that walking offers the greatest potential to replace short car trips, particularly those under 2km. MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents.

- 6.16 The property is located within a sustainable location with easy access to services and amenities. As a result, occupants will enjoy easy access to shops, services and facilities as well as local employment opportunities, therefore reducing the reliance on the private car. This accords with the overarching pursuit of sustainable development set out in Planning Policy Wales. Given the proximity to a range of local services, the absence of off-street parking is fully justified.

vi) Flood Risk

- 6.17 It is acknowledged that the Development Advice Maps (DAM) under TAN15 identify the site as lying within Zone B, and that the more recent Flood Map for Planning (FMfP) indicates that the site falls within Flood Zone 3. As such, flood risk is an important material consideration.
- 6.18 A Flood Consequences Assessment (FCA) has been undertaken to assess the site-specific implications of flooding. The FCA confirms that the proposed development can remain dry in all but the most extreme conditions and that the consequences of potential flood risk can be managed in an acceptable manner. In relation to mitigation, appropriate flood proofing measures will be incorporated along with future occupants signing up to flood warnings, along with an evacuation plan being prepared.
- 6.19 The site-specific evidence provided by the FCA demonstrates that the development can be delivered without giving rise to unacceptable risks from flooding. The proposal is therefore considered to comply with the policy objectives



of TAN15 and national planning guidance in ensuring that development is appropriately located, safe for its lifetime, and does not increase flood risk elsewhere.

7.0 Conclusion

- 7.1 This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. In light of the schemes accordance with the development plan, it is respectfully requested that planning permission is granted.