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**274 Corporation Road
Newport NP19 0DZ**

**CHANGE OF USE OF EXISTING
DWELLING TO COMMUNITY AND
EDUCATION CENTRE**

Planning Statement

September 2025
sa 5096

1. INTRODUCTION

- 1.1. This planning statement is for the change of use of a former dwelling to provide additional accommodation for the adjoining IQRA community centre.

2. THE APPLICATION SITE AND ITS SETTING

- 2.1. The application site is within a mixed-use area 1km from the city centre with healthcare, automotive, commercial and retail uses in and around the immediately adjacent local centre. The area beyond these uses is primarily residential.
- 2.2. The application site is a former dwelling, now owned by the community centre, which occupies the adjoining site and provides for educational needs, a youth club, food bank and other facilities for the local community.

3. RELEVANT PLANNING HISTORY

- 3.1. The latest planning consent for 274 Corporation Road was application 02/0200 for the change of use of property to single dwelling, erection of replacement rear extension and external alterations to front elevation, which was approved with conditions on 24/04/2002. Previous uses included a betting shop, offices and a single apartment.
- 3.2. An application for the adjacent community club for a first-floor extension to provide an office, function room, kitchen and toilets was refused on 18/01/2024 and the subsequent appeal was dismissed for reasons of harm to the living conditions of neighbouring occupants and highway safety.

4. RELEVANT PLANNING POLICIES

- 4.1. The adopted development plan comprises the Newport Local Development Plan 2011-2026 which was adopted by the council in January 2015. A revised local plan is emerging but has not yet been submitted to the Welsh Ministers.

4.2. Objective 7 of the plan seeks to ensure the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing well-used facilities.

4.3. Policy SP12 Community Facilities helps implement this objective, and states:

The development of new community facilities in sustainable locations will be encouraged including:

i) Places of worship and church halls, cemeteries, community centres, health centres, day nurseries, clinics and consulting rooms;

....

Development that affects existing community facilities should be designed to retain or enhance essential facilities.

4.4. Whilst not part of the adopted development plan, the current version of Planning Policy Wales continues to support development of community facilities. It states, at §4.4.1:

Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places.

4.5. The local plan policy is consistent with this requirement and therefore remains up to date.

5. PLANNING ASSESSMENT

5.1. The application proposals will provide four small rooms for study and as breakout space which is much needed for lessons and study which currently take place at present in the adjacent building. Currently some 200 young people attend the centre on weekdays between 5 pm and 7 pm for religious study and tuition. These smaller spaces will also

accommodate other uses during the rest of the day. Additional toilet and ablution facilities are included.

- 5.2. The additional floorspace that would result from a planning permission is not to promote growth of the centre but to provide more acceptable facilities for existing users, which include adult classes and training in skills, such as cooking, knitting and sewing.
- 5.3. As an example, at present the pressure of student numbers means that several classes occupy the same space in the community centre, and no desks or chairs can be provided to assist students, who currently must sit on the floor. This is not conducive to an accessible or effective learning environment. The applicant wishes to enhance the opportunities it provides for its students and leaders by providing some additional small spaces equipped with chairs, desks and tables, in order to mitigate the difficulties of using large scale meeting spaces for smaller group sessions.

6. CONCLUSIONS

- 6.1. The objective of the application is to provide better facilities for the use which is currently undertaken in the restricted accommodation available in the adjoining community centre. The application proposals are in full conformity with the relevant adopted planning policy and with the current Edition 12 of Planning Policy Wales. As there are no material considerations that would significantly outweigh the weight to be afforded to conformity with planning policies, planning permission should be granted for this change of use.

Dip TP MRTPI

Principal

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