

Delegated Decision Report

Application No:	25/0208	Statutory Period Expires:	14th May 2025
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Site:	3 Hazlitt Close Newport NP20 3LF		
Proposal:	CHANGE OF USE FROM DWELLING TO MIXED USE AS DWELLING AND DISPATCH OFFICE		
Applicant:	K Mohammad		
Type:	Full	Ward:	Gaer
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a residential mid terraced property located within the Gaer Ward. Hazlitt Close comprises of a row of terraced houses, each with a driveway. A grass verge is situated opposite the properties. There is no on street parking along Hazlitt Close.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seek consent to change the use of a residential to a mixed use as a dwelling and dispatch office. There are no structural changes proposed as part of this application. There are no structural internal alterations proposed as the applicant only needs to set up office equipment in the existing lounge at the property. The applicant has provided a Planning Statement, which sets out how the dispatch office will operate:

- *we will tender for home to school transport contracts and give them out to taxi drivers remotely and will be compliant to Newport licensing*
- *There will be 1 to 2 people working from the property – myself and sometimes my son. I drive a taxi which is parked outside my house. My son does not drive but will help with dispatching when I am out. We do not need any extra parking as no other staff or drivers will be coming to the property.*
- *No customers or drivers will visit the house. All work will be done remotely by phone or online.*
- *The hours of operation will be from 8:00 AM to 4:00 PM.*
- *The property has 2 parking spaces. No one else will be coming to the property apart from family or someone from Newport Licensing if needed.*

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
14/0617	DEMOLITION OF EXISTING ANNEXE AND ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH NEW RETAINING STRUCTURES AND STEPS TO REAR GARDEN	Granted with Conditions	26.08.2014

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design) and T4 (Parking) and the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to the determination of this application

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Council's Parking Standards Supplementary Planning Guidance is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Highways:** No objection. The application states that parking is not relevant and there does not appear to be any driver facilities provided. The concern would relate to drivers (other than the resident) visiting the premises. There is no capacity for additional parking and the road is already suffering from footway parking. Subject to a suitably worded condition preventing the premises being used for driver waiting or breaks, we would have no objection. If this is not possible, we would object on parking grounds.

6.2 **Environmental Health:** No response received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 25.03.2025. A Site Notice was put up on 28.03.2025.

7.1 NEIGHBOURS: 30no. neighbours were consulted. 2no representations were received:

- If this is a dispatch for a taxi office I object as this will increase traffic, causing extra risk to a child, of which I have two young children that use the park at the end of that street.
- Also there is little on road parking around this area, with no parking in the street in question. This will mean that the streets around the area including Marlowe gardens will undoubtedly be subjected to more cars parking on the street in a street that already suffers from parking from other surroundings streets.
- The road at dwelling is only just wide enough for 1 car in 1 car out.
- There would be more traffic at the property both day and night with doors slamming radio information coming through and drivers waiting around for fares to come in.
- This part of the estate is quiet and that's the way we like it.
- Dispatch office would bring a considerable amount of traffic.

7.2 COUNCILLORS: Cllr Marshall, Cllr Perkins and Cllr Bartouni were consulted on this application. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises an existing residential dwelling that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of

development is accepted.

8.2 **Character and Appearance**

8.2.1 The property does not entail any internal building works or external alterations to the property. It is considered that the proposal would not result in a detrimental impact on the character and appearance of the host property or wider street scene, therefore it is in accordance with policy GP6.

8.3 **Residential Amenity**

8.3.1 The applicant has confirmed that there will only be 1 to 2 people working from the property at any time. The applicant has detailed the days and hours of operation will be Monday-Friday 8am-4pm as the dispatch office will be for school transport. This will eliminate any issues to neighbouring properties. The hours of operation can be controlled through a suitably worded condition. It is not anticipated that there would be a detrimental impact to the residential amenity of neighbouring properties, in accordance with policy GP2.

8.4 **Highways**

8.4.1 Concerns have been raised by neighbouring occupiers regarding the potential impact of the dispatch office on parking demand and highway safety. Parking on the public highway cannot be controlled by the Planning Authority, however the applicant has confirmed that only 1 taxi will be parked at the property, which belongs to the applicant. This does not differ from the current arrangement. Parking demand would not significantly increase at the application site or surrounding area as no additional taxis would be required to be parked or stored at the application site, and there would be no notable increase in traffic movements. The Highways Officer has requested that a condition be added to ensure that no taxis wait outside or nearby the properties. Suitable conditions have been imposed. It is considered that the proposals accord with policies GP4 and T4.

8.5 **Biodiversity**

8.5.1 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. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Given the limited nature of the works, it is not proportionate to request such details in this instance.

8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 proposed change of use of part of the residential dwelling to use as a vehicle/taxi dispatch call office would not have a detrimental impact on the residential character and appearance of the surrounding area. As the proposal would not result in an increase in parking demand or traffic movements at the application site or surrounding area, it is considered that there would not be a harmful impact on highway safety or residential amenity subject to suitable conditional controls being applied.

11. **DECISION**

Granted with Conditions

01 The development shall be implemented in accordance with the following plans and documents: Planning Statement received 12/04/2025, Floor Plan, Site location plan, 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 hours of operation of the taxi dispatch call office hereby permitted shall be restricted to 08:00 to 16:00 Monday to Fridays.

Reason: To protect residential neighbours from noise and disturbance in accordance with policies GP2, GP4 and T4

03 The use of the development hereby approved shall be carried out at all times in accordance with the document *Planning Statement*. The property shall be used as a mixed use residential 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 booking a taxi shall be performed remotely at all times and shall be retained for the lifetime of development.

Reason: In the interests of highway and pedestrian safety and to protect residential neighbours from noise and disturbance in accordance with policies GP2, GP4 and T4.

04 The applicant shall keep a detailed log of all bookings taken and dispatched from the office hereby approved. This log shall include taxi vehicle details/registration, date and time of dispatch and details of the booking. This log shall be available for inspection by Planning

Officers upon request.

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

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 and T4 were relevant to the determination of this application.

02 The Council's Parking Standards Supplementary Planning Guidance is also 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.