



PLANNING STATEMENT

**SCHEME: CERTIFICATE OF LAWFULNESS (PROPOSED USE)
APPLICATION**

SITE: 3 COURTNEY STREET, NEWPORT, NP19 7AW

CLIENT: REBECCA STARR - WILD MEADOW PROPERTY LTD

DATE: NOVEMBER 2025



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to supplement the application for a lawful development certificate (proposed use) at 3 Courtney Street, Newport, NP19 7AW.
- 1.2 Whilst there is no compulsion to apply for an LDC where a use is lawful, the applicant would like to formally establish with the local planning authority that the proposed use of the property as supported housing for up to five residents (Class C3(b)) is lawful.

2.0 Site Description

- 2.1 The application site comprises a substantial double fronted two mid-terraced property, which is surrounded by properties of a similar age and style. The property comprises an existing four bedroom dwelling that is positioned on the north eastern side of Courtney Street. The property benefits from a two-storey annex at the rear, which is accessed off the rear lane, as well as via the existing property. The current lawful use of the property is as a dwellinghouse (C3 use).
- 2.2 The area surrounding the site is a mix of residential, and commercial uses. The site is not in a conservation area, nor within the immediate setting of a Listed Building.

3.0 Proposal

- 3.1 The proposal seeks a certificate of lawful use or development proposed use of the property as supported housing (Class C3(b)) for up to 5 residents(aged18+).
- 3.2 In addition, the applicant confirms the following:



Role of staff:

- Staff support includes support with medication regime, such as, liaising with GP and the mental health team, for physical and mental health medication.
- Support the clients to identify community or other specific activities and escort them to these activities where possible.
- Support them maintain safe contact with family members and friends as they choose.
- Support clients attend all outpatient's appointments with the medical and clinical teams.
- Support the clients with food shopping, cooking, cleaning of their rooms and laundry where possible.

4.0 Appraisal

- 4.1 The proposal seeks the continued use of the property for supported housing scheme (Class C3(b)). As part of the proposal there will be up to 5 residents.
- 4.2 The definition of the proposed no resident dwelling would comply under Class C3 Part B defined as use class C3(b) No more than 6 residents living together as a single household where care is provided for residents.
- 4.3 Residents will be adults aged 18 years and over who have been assessed as requiring supported living with personal care due to disability and autism.
- 4.4 The proposed use meets the definition of Class C3(b), which permits the occupation of a dwelling by no more than six residents living together as a single household where care is provided. The residents will receive support to assist independent living within a domestic, non-institutional environment.



- 4.5 The proposed use offers supported living with personal care, focused on enabling residents to live as independently as possible. Care provided includes assistance with:
- Daily living tasks (cooking, laundry, cleaning, budgeting)
 - Medication prompts and management support
 - Access to health appointments and community-based activities
 - Emotional regulation, structured support and recovery plans
 - Development of independence, self-care, and life skills
- 4.6 Residents will live together as a single household, with shared domestic routines reflective of ordinary family life. This includes:
- Shared use of the kitchen, lounge, bathrooms, and garden
 - Joint meal preparation and dining together
 - Shared household chores and bill management
 - Participation in social activities such as gardening, film nights and celebrations.
- 4.7 These arrangements demonstrate that residents will form part of a one household structure.
- 4.8 The annex at the rear will operate as a fully integrated part of the same C3(b) household. It provides a therapeutic retreat area for residents who may periodically require a quieter space due to sensory, emotional, or mental health needs. It does not constitute a separate dwelling or use, all household routines, meals and social activities remain centred within the main property.



- 4.9 The annex ensures residents with higher-acuity needs can remain included in shared supported living, allowing best practice for community based adult care.
- 4.10 Staffing will be provided on a shift basis, with one to one or shared support delivered as required. Typical staffing arrangements are:
- Day shift: 08:00 – 20:00; and
 - Evening/overnight shift: 20:00 – 23:00 (awake) followed by a sleep-in role until 07:00, finishing at 08:00.
- 4.11 Across the day there will staff working at different times (for example keyworkers, floating support, domestic support). Overnight, staffing will typically consist of up to 2 sleep in staff. The staff work shifts and will not be resident.
- 4.12 Staff duties include safeguarding, wellbeing checks, support planning, and enabling independent living.
- 4.13 Overall, the dwelling is intended for long term accommodation, allowing residents to develop community links, stability, and continuity of care.

5.0 Summary

- 5.1 In summary, as a matter of fact and degree, the scale of the proposed use as a supported living residence (Class C3(b)) for up to 5 (five) residents, would not reach the point where it would give rise to such materially different planning circumstances than the existing lawful use as a dwellinghouse (Class C3) and that it would result in such a change in the definable character of the use that it would amount to a material change of use. Therefore, it is contended that no planning permission would be required for this use.