

Delegated Decision Report

Application No:	26/0551	Statutory Period Expires:	15th September 2026
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Site:	2 St Johns Road Newport South Wales NP19 8GW		
Proposal:	CHANGE OF USE TO SINGLE DWELLINGHOUSE		
Applicant:	H & D Jones & Martin		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS SUBJECT TO A S106 LEGAL AGREEMENT		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to no.2 St Johns Road which is a detached two storey property located at the terminal of St Johns Road and Chepstow Road. The property is currently in use as offices for a care agency. The building dates to the 19th Century, constructed from stone and render with a slate roof, it was used as an entrance lodge to Maindee Hall and Park.

2.2 The surrounding context is predominantly residential, with a number of commercial units (shops and takeaways) at ground floor level along Chepstow Road. The site itself is bound to the north by no.6 St Johns Road, to the east by a disused building associated with no. 4 St Johns Road, to the south by Chepstow Road and to the west by St Johns Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the change of use of the existing building from offices back to use as a single dwellinghouse. The ground floor currently comprises a porch which leads to 1no. office space, a staff room, kitchen and bathroom. The office space would be converted back into a lounge, the staff room back to a dining area and the kitchen and bathroom would remain as existing. On the first floor, the 3no. existing disused rooms would be brought back into use as bedrooms. The parking and small garden areas would remain as existing. Cycle parking would be provided within the existing shed to the north of the building with bin storage adjacent.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
06/1535	CHANGE OF USE OF DWELLING TO OFFICE (CLASS B1)	GRANTED WITH CONDITIONS

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)

The following policies of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the proposals:

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP13 Planning Obligations enables contributions to be sought from developers that will help deliver infrastructure which is necessary to support development.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highway Safety and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats.

Policy GP6 – General Development Principles – Quality of Design states that good quality design will be sought in all forms of development.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Parking Standards SPG
- Planning Obligations SPG
- Waste and Storage Collection SPG

6. CONSULTATION RESPONSES

6.1 DRAINAGE OFFICER: No response.

6.2 ENVIRONMENTAL HEALTH OFFICER: I have no objections to the proposed development as they are reverting the property back to its original use as a single dwelling house.

6.3 WASTE MANAGER: No response.

6.4 HIGHWAYS OFFICER: No objection subject to conditions. The parking and servicing requirements for residential would not be more onerous than business use. Cycle and car parking provision are proposed/retained and electric vehicle charging should be secured by way of condition. There is no space for gates without impacting highway safety and the adjacent junction, so these should be excluded. In summary there are no highway related objections subject to the following conditions.

Suggested Conditions: No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

6.5 DWR CYMRU WELSH WATER: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 27th July 2026.

7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted (16no.properties) and no responses were received.

8. ASSESSMENT

Principle of the Proposed Development

8.1 The site comprises previously developed land and is located in a sustainable location within the settlement boundary and therefore the principle of residential development is considered acceptable in accordance with policy SP1 subject to other material planning considerations.

Design and Amenity

8.2 The property is located within an area having a mixed commercial/residential character and there is no objection in principle to the conversion in terms of noise or disturbance. In terms of design, no external alterations to the property are proposed and therefore it would remain in keeping with the character and appearance of the wider streetscene in accordance with GP6 of the Newport Local Development Plan 2011-2026.

- 8.3 In terms of amenity, Policy H8 (Self Contained Accommodation) states that any proposal for residential conversion must be of appropriate scale and intensity, must not unacceptably impact on the amenity of neighbouring occupiers; must not create parking problems; must not create an over concentration in any one area of the city; and must provide adequate noise insulation and amenity for future occupiers. In this regard, the closest windows in the neighbouring property to the north (no.6 St Johns Road) are located over 13m away with intervening fencing and walls at ground floor level. The application property is set at a lower level to its neighbour on St Johns Road. The windows in the south side elevation of the building at first floor level are well elevated above the footway and there are no windows at ground floor level in this elevation. The only fenestration in the eastern elevation is 1no. kitchen window at ground floor level and this is well screened from the neighbouring land by the existing fence line and mature vegetation along the boundary. On this basis it is not considered that the proposal would result in a loss of privacy over and above the existing situation.
- 8.4 The rear amenity area measures approximately 80sqm which is ample for a dwelling of this size. There is also adequate room for the storage of waste and recycling within the curtilage of the proposed property. The depth of the rear garden would fall short of the 10m specified by the Council's New Dwellings SPG. However the purpose of the 10m depth is to ensure that there would not be any overlooking of neighbouring gardens from first floor windows and there are no residential properties bordering the rear of the site. The proposed development is therefore considered to be in accordance with policies GP2 and H2 of the Newport Local Development Plan 2011-2026.
- 8.5 As outlined above the proposal would not result in a loss of privacy over and above the existing situation therefore would not have an unacceptable impact upon the amenity of neighbouring occupiers. The proposal is also appropriate in terms of scale and intensity and as outlined below would not create parking problems. Furthermore, the building was previously a purpose built dwellinghouse and is a detached building. It is therefore not considered that any additional noise insulation measures are required. The proposed development is therefore considered to be in accordance with policy H8 of the Newport Local Development Plan 2011-2026.

Highways and Parking

- 8.6 The site is located in parking zone 3 which requires 1no. parking space per 35sqm of floorspace for the existing office use. The existing office space measures approximately 66sqm which would result in a requirement for 2no. spaces. The proposed 3no. bedroom house would require 1no. space per bedroom and 1no. space for visitors resulting in a total requirement of 4no. spaces. There is room on the existing driveway for 3no. cars and whilst the proposed development would fall short of the requirement for 1no. visitors space, it is noted that there is on street parking available within the vicinity and given the scale of the proposal, on balance the provision of a visitor parking is not considered essential in this instance. Cycle parking would be provided within the existing shed in the rear garden. Therefore, on balance the proposed development is therefore considered acceptable in accordance with policies T4 and GP4.

Ecology and Green Infrastructure

- 8.23 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 SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. 1no. bird box is proposed as part of this application which shall be implemented prior to the first beneficial use of the proposed garden room to secure a net gain in biodiversity. This will be secured by condition. In addition, in accordance with Chapter 6 of PPW 12 the application should be accompanied by a Green Infrastructure Statement. Whilst a document has been submitted titled 'Green Infrastructure Statement' this only refers to biodiversity net gain and doesn't meet the requirements of Chapter 6. Notwithstanding this given the scale of the development proposed it is not considered proportionate to request one in this instance.

Drainage

- 5.27 The drainage arrangements serving the property would remain as existing and Welsh Water have advised that they have no objection to the proposed development, subject to a condition to ensure no surface water from any increase in roof area or impermeable surfaces drainages into the public sewerage system. No external changes at the property are proposed and therefore it is not considered necessary to impose this condition.

Section 106 Planning Obligation matters

- 8.24 In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration Investment and Housing	Commutated contribution of £899 for affordable housing provision based on a 20% target	N/A	Full heads of terms agreed	No

Heads of Terms Agreed by Applicant

- 8.25 The applicant has confirmed that they agree in full to the above Heads of Terms.

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 development is considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. **DECISION**

GRANTED WITH CONDITIONS SUBJECT TO A S106 LEGAL AGREEMENT

01 The development shall be implemented in accordance with the following plans and documents:

KD2075 1 – Existing/Proposed Floor Plans
Green Infrastructure Statement (received 21/07/2026)

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 bird box shown referenced in the Green Infrastructure Statement (received 21/07/2026) shall be implemented in full prior to the first use of the development and retained for the lifetime of the development thereafter.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

Site Location Plan (received 16/07/2026)
KD2075 1 – Existing/Proposed Floor Plans
Green Infrastructure Statement (received 21/07/2026)
Design Statement (received 21/07/2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP3, GP4, GP5, GP6, H4, T4 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.