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PLANNING, DESIGN AND ACCESS STATEMENT

**PROPOSAL: CHANGE OF USE FROM A DWELLING (C3 USE) TO A CHILDRENS CARE
HOME (C2 USE)**

SITE: 221 MILL HEATH, NEWPORT, NP20 7RD

DATE: MARCH 2025



1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by LRJ Planning Ltd to accompany the full planning application for the change of use from a dwelling (C3 use) to a children's care home (C2 use) at 221 Mill Heath, Newport, NP20 7RD.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan and floor plans, which illustrates that the site is capable of the conversion.
- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Site location and description
 - Section 3: Development Proposal
 - Section 4: Planning Policy Context
 - Section 5: Opportunities and Constraints
 - Section 6: Design and Access
 - Section 7: Planning Analysis
 - Section 8: Summary

2.0 Site Description

- 2.1 The application site comprises a two-storey end of link property situated on the southern side of Mill Heath. The property is set off the highway and benefits from an open frontage with off-street parking provision.
- 2.2 The aerial photograph exhibited in figure 1 below illustrates the location of the site and nature of the surrounding development.

Figure 1 – Location Plan



2.3 The site is not located within a Conservation Area or adjacent to any designated heritage assets.

3.0 Proposal

3.1 Full planning permission is sought for the change of use from a dwelling (C3 use) to a children's care home (C2 use).

3.2 The care home will accommodate up to 1 child within an age range between 11 to 17. The care home will be regulated it is understood that children will be placed in the care home by Council. The care home will be staffed 24 hours a day with a full time Home Manager

3.3 As is the existing situation an area will also be retained at the front of the site for parking.



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4.0 PLANNING POLICY CONTEXT

4.1 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.”

4.2 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.*

4.3 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 policies are referred to below.

- SP1 Sustainability;
- GP2 General Amenity;
- GP4 Highways and Accessibility;



- H8 Self Contained Accommodation and Houses in Multiple Occupation; and
- T4 Parking.

5.0 CONSTRAINTS AND OPPORTUNITIES

- 5.1 The site represents an opportunity to create a care home (C2 use) within the physical limits of a settlement that is, due to its accessibility and sustainability, a location where development is directed and encouraged to locate. Consequently, the proposal accords with the provisions of the development plan.
- 5.2 An opportunity exists to layout the building in a fashion that will retain and reflect the character of the street and the grain of the surrounding urban area. For these reasons it is deemed that the proposal is acceptable in design terms.
- 5.3 Taking account of national and local planning policy, including the ‘weight’ that should be afforded to such, we would submit that the balance of material considerations indicate that the proposal is acceptable, in principle.
- 5.4 There is no proposal to alter the levels upon the site. As such, topography does not therefore pose a constraint to development.
- 5.5 The site is in a sustainable location and is accessible by alternative modes of transport. It is also within close proximity to employment opportunities, as well as local facilities, including shops, schools, churches and other local community facilities.
- 5.6 A safe and satisfactory access can be achieved to the development.



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6.0 DESIGN AND ACCESS

- 6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access.

i) Layout

- 6.2 The layout of the building has been arranged to ensure an enhancement to the overall level of accommodation and ensure an efficient use of the space.
- 6.3 The rooms have been carefully designed within the building perimeters to ensure satisfactory living conditions for the care home residents, whilst also maintaining the amenity enjoyed by surrounding buildings. The care home that will accommodate up to 1 child will further ensure this.

ii) Density

- 6.4 The change of use will result in a scheme that is commensurate to the size of the property.
- 6.5 The change of use seeks to utilise the site with regard to the footprint, scale and mass, in particular levels and heights.

iii) Scale

- 6.6 There will be no unacceptable impact on surrounding residential properties as a result of the change of use to a children's care home. The scale of the development is consistent and respects the form of the surrounding development.



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iv) Appearance

6.7 No external alterations are proposed.

vi) Access

6.8 No alterations to the existing access arrangements are proposed.

6.9 Having regard to the location of the site, which is within walking distance of local amenities and bus stops, it is considered that the site represents a sustainable location.

7.0 PLANNING APPRAISAL

7.1 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.

7.2 The main issues that are considered to be relevant in this case include the following:

- The principle of the conversion of the property to a children's care home;
- The effect the development will have on the amenity of neighbouring properties;
and
- Transport matters.



i) Principle of Development

- 7.3 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. The application property is located within an established residential area within walking distance of shops and services and has access to public transport. It is therefore considered that the site is sustainable in terms of its location.
- 7.4 There would be no loss of residential floorspace from local supply in a general sense and the development would result in a change of use from one type of valuable residential resource to another type of valuable residential resource (a specialist residential use).
- 7.5 The vision for the new home is that the child will be able to 'belong, contribute and thrive' in a supportive, caring, local environment. In addition, they will grow up to be healthy, educated, and engaged young citizens, with high ambitions. The application site represents an ideal in terms of the existing building, which is a light and airy, two storey property, including parking for one car. The property is situated in a comfortable area, with connectivity and amenities all of which are important in establishing a good quality of life for a child in need of care.
- 7.6 The proposal would represent additional children's residential care home provision in the City. The proposal would not lead to an overconcentration of similar uses that would be detrimental to the character of the residential area or impact materially on the capacity of public services, given the scale of the provision proposed. Residential amenity issues are discussed in greater detail below, but the proposal will not have any adverse impact on neighbour amenity.

- 7.7 The site is appropriately connected and accessible to public transport amenities and community facilities. It is also found that the scheme would not result in the loss of an existing use that makes an important contribution to other Council objectives, strategies and policies. The submitted plans show a design, layout and size of accommodation that would be commensurate with a typical dwelling house, providing reasonable daylight, outlook and space conditions, including outdoor amenity space. It is considered that the proposal would provide a public benefit in the provision of supported accommodation for vulnerable young people for which there is an identified need. This would support strategic objectives including the delivery of social and physical infrastructure related to the health education and well-being of the community and associated outcomes. The proposed conversion of the dwelling to supported residential care home accommodation for young people is considered to be acceptable in principle and in accordance with the relevant development plan policies.
- 7.8 Furthermore, in addition to contributing towards providing a needed children's care home within a sustainable and accessible urban area, the development would also contribute towards the creation of a mixed community and make the more efficient use of land and buildings. These should also be afforded weight in favour of the proposal.

ii) Living Conditions of Neighbouring Properties

- 7.9 In relation to the change of use, the use of the property as a children's care home would continue to be residential in nature and would not be dissimilar to its lawful use as a dwelling, which is a logical fallback position. The level of intensity will be more closely aligned to the residential use of the surrounding properties.
- 7.12 A maximum number of 1 child would be cared for at the application site. It is recognised that the proposed use of the site would be likely to result in a different pattern of occupation, activity and of comings and goings, compared to a single dwelling. This



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would be principally a result of the staffing with up to 1 staff present during daytime hours and overnight. Given the number of bedrooms and maximum occupancy level, which can be secured through condition, it is considered that there would not be so significant a degree of intensification as to be materially harmful in terms of noise and activity in the context of this site.

- 7.13 Overall, the proposal is found to be acceptable and policy compliant in respect of its impact on neighbouring occupier amenity and crime and anti-social behaviour.

iii) Transport

- 7.14 The main access to the site, both for pedestrians and vehicles, is currently direct from the highway and this will be retained. Entrance via a porch will be provided for all future occupants. Currently there is off street parking for 1 car at the front drive. Given the nature of the staffing arrangements and the client group of residents (people aged 11-17) it is considered that while the pattern of usage may be different the overall parking demands from the development are likely to be neutral when compared to the existing situation at the site. The proposal will not have an adverse impact on transport and highway, given the access to sustainable forms of transport. As such the scheme is policy compliant.

8.0 Conclusion

- 8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, street scene and the locality more widely. There would be no materially adverse traffic, parking or highways impacts caused by the proposed development. The scheme would



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meet an identified need for such accommodation in the Borough and provide a reasonable standard of accommodation for future occupiers.

- 8.2 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 scheme's accordance with the development plan, it is respectfully requested that planning permission is granted