

Delegated Decision Report

Application No:	25/0054	Statutory Period Expires:	16th April 2025
------------------------	----------------	----------------------------------	------------------------

Site:	44 Cedar Wood Drive Rogerstone Newport NP10 9JR		
Proposal:	CONVERSION OF GARAGE INTO LOUNGE/DINNING ROOM		
Applicant:	C Howells		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The original planning permission for the property removed permitted development rights for the conversion of the garage. As such, planning permission is required for the proposed development. The permitted development rights were removed under the application 00/0488.

3. DESCRIPTION OF DEVELOPMENT

3.1 44 Cedar Wood Drive is 2no storey property situated in the Rogerstone West ward. It is a semi-detached dwelling with an integral garage and two external car parking spaces. This application seeks permission to convert the garage into a lounge/ dining room.

4. RELEVANT SITE HISTORY

None.

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

Policy T4 (Parking)

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: *No objection subject to condition.*

The dimensions of the garage are not known, but it is likely that it was counted as a parking space for the original permission. That said we would not support three deep parking, and the drive appears to provide two spaces in tandem.

The garage is likely to provide cycle storage (in theory) and therefore we would request a condition to demonstrate existing storage or provide cycle storage (a 6x4ft shed would suffice).

Access is retained to the rear, so cycle and bin access should not be an issue.

In summary we would raise no objection subject to the following condition.

Suggested Condition.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

For the avoidance of doubt a garden shed is appropriate for a single residential dwelling.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 05.03.2025.

- 7.1 NEIGHBOURS: None.

- 7.2 COUNCILLORS: None.

- 7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

- 8.1 The proposed conversion of the existing integral garage into a habitable room involved the removal of the garage door and the insertion of a new window on the front elevation. It is also proposed for French doors to be installed on the rear elevation.
- 8.2 The proposed window that would replace the garage door would not impact any neighbours as it is located on the front elevation. Additionally, there are no habitable windows the back onto the rear elevation of the applicant site and therefore the proposed French doors would also not impact any neighbours. It is considered that the external works would be appropriate in scale and design and would be keeping with the residential character and appearance of the host property and surrounding area.
- 8.3 The Local Highways Authority have not objected to the loss of parking, however have suggested that the applicant provide cycle storage. It is considered that it would not be reasonable to condition this as the dwelling already exists and so the proposal is not creating a new demand for cycle parking.

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 garage is in keeping with the character and appearance of the dwelling and surrounding area. There is also sufficient parking in the area to ensure that the garage conversion would not have a harmful impact upon highway safety.

11. DECISION GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents <Plan-Ver1, 01 - Existing Plans and Elevations, 2 - Proposed Plans and Elevations, 03 - 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.

NOTE TO APPLICANT

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

02 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.