

# Delegated Decision Report

|                        |                |                                  |                           |
|------------------------|----------------|----------------------------------|---------------------------|
| <b>Application No:</b> | <b>25/0805</b> | <b>Statutory Period Expires:</b> | <b>23rd November 2025</b> |
|------------------------|----------------|----------------------------------|---------------------------|

|                   |                                                        |              |                        |
|-------------------|--------------------------------------------------------|--------------|------------------------|
| <b>Site:</b>      | <b>10 Brabazon Road Rogerstone Newport NP10 9PU</b>    |              |                        |
| <b>Proposal:</b>  | <b>PROPOSED CONVERSION OF GARAGE TO HABITABLE ROOM</b> |              |                        |
| <b>Applicant:</b> | <b>M Kamal</b>                                         |              |                        |
| <b>Type:</b>      | <b>Full</b>                                            | <b>Ward:</b> | <b>Rogerstone West</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>                         |              |                        |

## 1. BACKGROUND

- 1.1 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.

## 2. SITE LOCATION AND CONTEXT

- 2.1 The application site forms part of the Jubilee Park Development, located within the Rogerstone West ward. The property is a detached dwelling with off street parking and a rear garden.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks permission to convert the garage to a reception room. The garage door would be replaced with brick and a window to match existing dwelling.

## 4. RELEVANT SITE HISTORY

| <b>App Number</b> | <b>Proposal</b>                                                                                                                                                                                                                | <b>Decision</b>          | <b>Decision Date</b> |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|
| 12/0886           | COMPREHENSIVE REDEVELOPMENT OF FORMER ALUMINIUM FACTORY COMPLEX TO CREATE A NEW NEIGHBOURHOOD                                                                                                                                  | Granted with Conditions  | 06.08.2013           |
| 16/0486           | RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF PARCEL H6 AND PART OF H8 FOR THE ERECTION OF 92 DWELLINGS TOGETHER WITH ASSOCIATED WORKS RELATING TO PLANNING PERMISSION 12/0886 | Approved with Conditions | 25.08.2016           |

## 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

Policy 12- Regional Connectivity

- 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.

4.1.51 "Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed".

### 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

T4 – Parking. Development will be required to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) is also relevant to the determination of this application.

## 6. CONSULTATION RESPONSES

### 6.1 Local Highways Authority:

*The submission doesn't disclose the number of bedrooms, which is relevant to parking policy. The SPG requires 3 parking spaces for a house with three or more beds, which this appears to be. The loss of the garage would reduce the provision to two spaces.*

*Access to the rear is maintained therefore there are no issues with cycle or bin storage resulting from the development.*

*In conclusion the development is not policy compliant and could result in on street parking.*

## 7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 8.10.25

7.1 NEIGHBOURS: No comment.

7.2 COUNCILLORS: No comment.

7.3 COMMUNITY COUNCIL: No comment.

## 8. ASSESSMENT

### 8.1 Principle of Development:

- 8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

## **8.2 Visual Amenity/ Character and Appearance:**

- 8.2.1 The subject of this application is an existing attached garage that is positioned on the front of the dwellinghouse, therefore its visible within the public realm and will impact upon the amenity and character of the area, however given the limited change proposed it is not considered to result in a significantly different impact that would be harmful to the amenity or character of the area. The external finishes are proposed to match the existing dwelling which will result in a coherent visual impact. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

## **8.3 Residential Amenity:**

- 8.3.2 The proposed development would not result in an enlargement of the existing footprint or built form, therefore any impact arising from the development is not considered to have an unacceptable adverse impact upon the living conditions of neighbouring occupiers. The use of the garage as additional reception room is not considered to prejudice the living conditions of neighbouring occupiers.

## **8.4 Highway/Pedestrian Safety:**

- 8.4.1 The Local Highways Authority have been consulted on this application and have raised an objection as the proposed development would result in the loss of a car parking space. The remaining 2 spaces would result in a shortfall when assessed against The Newport City Council Parking Standards Supplementary Planning Guidance.
- 8.4.2 However, the application site is within a sustainable location where occupiers are well served by public and active transport options, including nearby cycle routes, public transport links and local facilities. Given the sustainable location of the site, it is considered to justify a reduction in the onsite parking provision. As a result, the proposed garage conversion is therefore considered acceptable, in accordance 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. A condition will be attached to secure this.
- 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 development has been considered against the requirements of the relevant local and national planning policies and is considered to be compliant. The development would be in keeping with the character and appearance of the host dwelling while not having a harmful impact upon residential amenity. Therefore, the proposal is recommended for approval subject to condition.

## 11. **DECISION**

### **Approve subject to the following conditions:**

1. The development shall be implemented in accordance with the following plans and documents: Site location Plan and Existing Ground Floor Plan (23) 200, Proposed Elevations (23) 210, Proposed Ground Floor Plan (23) 200.  
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.  
Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).
3. Prior to the commencement of development, details of a biodiversity enhancement scheme

shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

#### *NOTE TO APPLICANT*

01 This decision relates to plan Nos: Site location Plan and Existing Ground Floor Plan (23) 200, Proposed Elevations (23) 210, Proposed Ground Floor Plan (23) 200.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and 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.