

Delegated Decision Report

Application No:	25/0746	Statutory Period Expires:	5th November 2025
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Site:	Wentworth Hills Stelvio Park Drive Newport NP20 3EL		
Proposal:	GARAGE CONVERSION		
Applicant:	Rafferty		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Application 03/0775 granted consent subject to conditions for “*RESIDENTIAL DEVELOPMENT COMPRISING 20NO. DWELLINGS, GARAGES AND ASSOCIATED WORKS*” . Condition 6 restricted the use of the approved garages for parking/incidental purposes only and stated that the garages should not be converted into additional residential accommodation without the express consent of the Local Planning Authority.
- 1.2 The proposed works have commenced with the internal works being largely completed. Therefore, this application is submitted on a partly retrospective basis.
- 1.3 Additional works to the hardstanding to the front of the dwelling appear to have been carried out. It is unclear from the information provided if these works have been carried out in accordance with the requirements of the GPDO, however the works fall outside the scope of the description of the development and have not been considered as part of this application.

2. SITE LOCATION AND CONTEXT

- 2.1 Wentworth Hills is a two storey, end terrace house, located on the east side of Stelvio Park Drive in the Gaer ward. The property benefits from off street parking to the front and an integral garage and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to convert the integrated garage on the front elevation into an extended lounge space. The proposed garage conversion would measure 2.375m in width and 4.82m in depth. The infill wall would be constructed in red brick to match existing and a white UPVC window would be installed.

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

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.

4.1.50 Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. 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. The needs of disabled people must be recognised and adequate parking provided for them.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Parking)
Policy GP6 (Quality of Design)
Policy T4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSION AND DOMESTIC OUTBUILDINGS SPG PARKING STANDARDS SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: *No objections- The dimensions for the garage do not meet the minimum requirements for car storage, therefore there would be no loss of parking. There appears to be sufficient space to provide parking on the frontage and access to the rear is retained for bike storage.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification Letters were sent on 13.10.2025. No representations were received.

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 proposed development is on the principle elevation and is readily visible within the public realm therefore the change will impact upon the amenity and character of the area. The proposal to convert the integral garage is considered to be a minor change that would not have any significant impact upon the character and appearance of the existing dwelling or wider area. The window which is proposed to replace the garage door would be in proportion with the existing windows on the principal elevation and the brickwork below the proposed window would match the main dwelling creating a coherent form of development. Therefore, the proposal is considered to be acceptable in regards of its visual impact and impact upon the character of the area compliant with Policies GP2 and GP6.

8.3 Residential Amenity

- 8.3.1 The proposed conversion would not result in any additional built form, therefore no greater impact would be felt by the occupiers of neighbouring dwellings as a result of the development relative to the existing in respect of overbearing/overshadowing impact. This conversion would not result in an adverse impact on neighbouring amenity due to the scale, location and orientation of the proposed window. The window on the front elevation of the garage would not cause significant concerns and would create a typical residential relationship between properties.

8.4 Highways

- 8.4.1 The dimensions of the existing integral garage fall short of the dimensions as required by the adopted Parking Standards to be counted as a parking space, as such the proposal would not result in a loss of a parking space and no objection is raised in this regard. The Local Highways Authority has been consulted on this application and raises no objections to the proposed development. Therefore, the proposal would be 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. It is noted that the application has been accompanied by a Green Infrastructure Statement and biodiversity enhancements in the form of a bird box have been included on the plans. This is considered proportionate to the small scale of the proposal. As such the proposal is considered compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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 garage would be in keeping with the character and appearance of the dwelling and the 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 < SD1125-01 - Existing/Proposed Plans and Elevations, SD1125-00 Block and Site Location Plan, SD1125 - Green Infrastructure Statement>.

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 biodiversity enhancement scheme as shown on approved plan SD1125-01 and SD1125 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 ecology and biodiversity, 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 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.

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.

03 This consent relates solely to the conversion of the integral garage.