

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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18th July 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

**PROPOSED CHANGE OF USE, FIRST FLOOR EXTENSION AND ALTERATIONS –
22, CROWN STREET, NEWPORT, NP19 8FU.
(FOLLOWING REFUSAL OF APPLICATION – 26/0284)**

DESIGN STATEMENT-

Please find attached a planning application relating to the above property.

BACKGROUND –

The property benefits from having an approved planning application for – “*Conversion of Existing Shared Detached Dwelling to Student / Landlord Shared Accommodation.*” This scheme was approved under planning application 07/0260 and work commenced under Building Regulations application reference FP/2009/0201.

The 2007 decision also states that there was consent for a self-contained flat.

Work did commence; however, this application reflects the reconsideration that has been given to the approved scheme and incorporates improvements.



Plate 1 – Front Elevation

COMPANY NUMBER 16140564



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PROPOSED-

The proposed scheme proposes to change the use from shared student accommodation and a self-contained flat to a 5-Bedroom House in Multiple Occupation.

The approved scheme was to include 4 letting bedrooms and a self-contained flat.

Work did commence, however this application reflects the reconsideration that has been given to the approved scheme. Because work was not completed application Form Question 17 does not state that a self-contained residential unit is being lost.

The current application includes the rebuild of the first-floor extension. The first floor had been built larger to accommodate letting Bedroom 6 and a corridor for all tenants to be able to access the communal patio / external amenity space.

The garage will be converted and include space for bins and cycles, conveniently providing direct access/egress from/to the communal area.



Plate 2 – 2007 Approved Scheme

The property underwent initial work to convert it to - 4 student bedrooms and a self-contained flat under planning approval - 07/0260. Terry Thomas, Newport Building Control Officer, carried out at least one inspection under application number FP/2009/0201. Photos are attached below which were taken prior to the applicant's purchase of the property. Following a site meeting with Terry Thomas, the previous owner ceased work on the student let / self-contained for a number of years. Work on the self-contained flat did resume in a small capacity at a later date, however work then ceased again.

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REASONS FOR REFUSAL OF APPLICATION 26/0284 -

- 1. The proposal would have a significant adverse effect on interests of acknowledged importance, namely the residential amenity of future occupiers. This arises from the lack of acceptable window openings serving the kitchen, the poor functional quality of the external amenity space, and its direct relationship with Bedroom 6, which would result in an unacceptable loss of privacy and increased noise and disturbance. No information has been submitted to mitigate these concerns..."*

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The amended scheme has reduced the number to 5 bedrooms. The lounge/kitchen has been revamped.

Bedroom 6, which could have been had a reduced level of privacy is now a communal lounge.

The new Bedroom 3, with had the French doors opening onto the patio area, has now been removed. Bedroom 3 already benefits from a front facing window.

2. *The proposal will have a significant adverse effect on interests of acknowledged importance, namely the residential amenity of neighbouring occupiers by reason of the intensification of the use of the first floor external amenity space in close juxtaposition with neighbouring outdoor amenity spaces, noise and general disturbance. No information has been submitted that mitigates this objection, contrary to Policies GP2 and H8 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and the Houses in Multiple Occupation SPG (adopted January 2017).*

The external patio was originally larger – the extension has reduced it's size. The revised layout provides considerably larger additional communal areas, which will reduce demand for use of the smaller external patio areas. The one access point has been removed – which is likely to reduce latent usage from Bedroom 3.

Details are attached of the fence style.

It should not be overlooked that the first-floor patio is lawful and without restrictions. The proposal is for a 5 bedroom HMO – the number of people living in the property is highly likely to be less than in most other circumstances – including that of a family, and in this case without children.

The refused scheme did not include parking as a reason for refusal. The revised layout, by way of reducing the number of bedrooms has reduced the need for as much parking. The sustainable location and secure cycle storage all contributes to a lower demand for the use of private vehicles. The reduction of the number of bedrooms has also created additional communal areas within the building. The area of the building is quite large building for 5 bedrooms. The space standards comfortably exceed any minimum space standards.

LOCATION / PARKING –

The previous application included a Travel Plan & Parking Survey. Parking issues have been overcome, parking was not included as a reason for refusal.

The application site is situated in an extremely sustainable location. The nearest bus stops are within 250 - 300m of the application building.

The Maindee Shopping area provides all of the necessities as well as some places of employment.

There is ample space to store bicycles, in the converted garage.

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The loss of the garage has a neutral limit with regard to available parking in the locality as the garage access would have removed an on-road parking space. The area has excellent access to walk into the Maindee and the City Centre.



Plate 3 - Aerial View showing bus stops

REFUGE / RECYCLE STORAGE-

The revised proposal converts the garage into space to store refuse bins, recycle bins and cycle storage. This is considered a net gain compared to the approved scheme. It must be noted that the bin/cycle area was not included as a reason for refusal.

The converted garage has ample space to store refuse bin and recycle bin within the front garden or rear garden. There is also space to the narrow side space.

ECOLOGY –

The scheme includes a separate Green Infrastructure Statement.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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