

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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17th July 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED CHANGE OF USE, FIRST FLOOR EXTENSION AND ALTERATIONS – 2, ST. JOHN'S ROAD, NEWPORT, NP19 8QW..

Planning Statement – Change of Use to Single Dwelling House

0.0 BACKGROUND-

The property was constructed in 1886 as a lodge building. It formed one of two lodge houses located at the intersection of Chepstow Road and Milton Road, originally serving as part of the private driveway to Maindee Hall and Maindee Park.

1.0 PREVIOUS USES-

The property was built as a single-dwelling lodge house. In 2007, planning permission was granted to convert the dwelling into a Class B office. The current owners subsequently used the property as an office for a domiciliary care company, although this use was minimal and largely administrative. No physical alterations were undertaken as part of the office conversion. The three first-floor bedrooms remained unused, and the kitchen retains its original units.

2.0 PROPOSED DEVELOPMENT-

The proposal seeks to revert the property back to its original use as a single dwelling house. The internal layout will remain consistent with the historic residential arrangement, including the same number of bedrooms, lounge, kitchen, and ancillary spaces. Externally, parking arrangements remain unchanged. The proposed plans identify the locations for cycle storage and bin storage.

3.0 LOCATION & PARKING-

The property is situated on Chepstow Road, close to the Maindee District Centre. The area benefits from excellent public transport links and is within easy reach of employment opportunities, schools, and medical facilities. The Maindee shopping area provides essential services and local employment. There is ample space for bicycle storage within the converted garage. The loss of the garage has a neutral impact on local parking availability, as the former garage access would have removed an on-street parking space. The locality also benefits from excellent pedestrian access to Maindee and Newport City Centre.

COMPANY NUMBER 16140564



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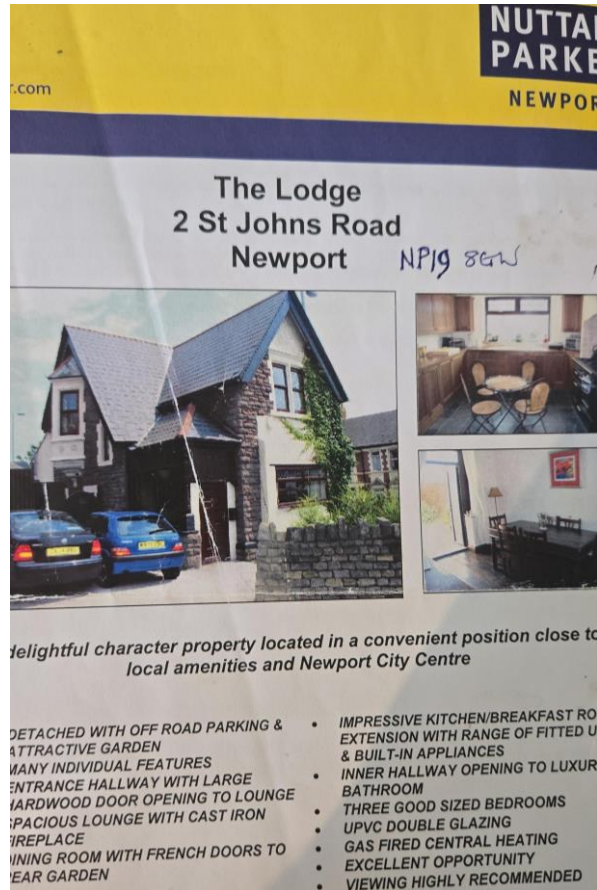


Figure 1- Sales Brochure 2006

4.0 REFUSE & RECYCLING STORAGE-

The proposed plans identify the designated bin storage area. The existing shed will provide secure storage for cycles.

5.0 ECOLOGY-

A separate Green Infrastructure Statement has been submitted in support of the application.

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Figure 2- Existing Lodge Building

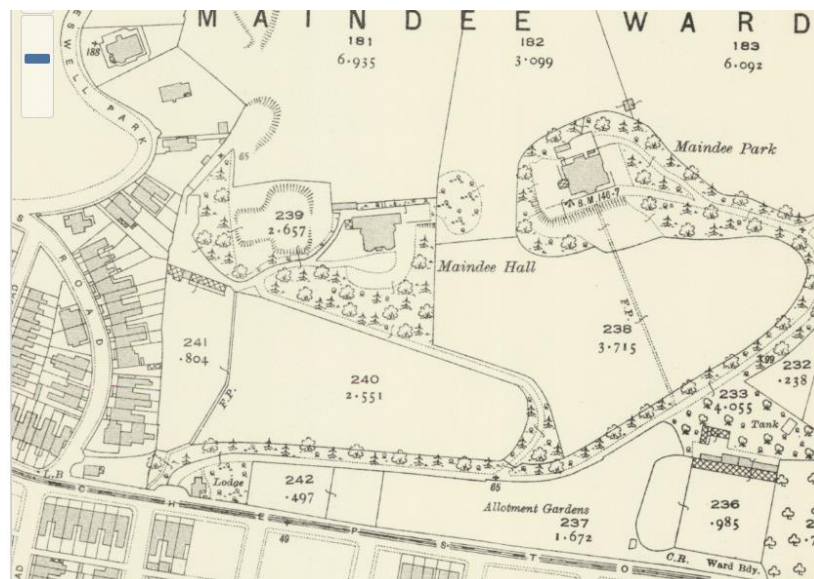


Figure 3- Pre 1914 Map

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6.0 CONCLUSION-

The proposal accords with all relevant planning policies. There is a clear need for housing within the County Borough, and this application represents a high-quality windfall opportunity that restores the property to its original residential use.

If you have any queries, please contact me.

Kevin Dorrington

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

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