



LRJ PLANNING

Planning, Design and Development

PLANNING STATEMENT

PROPOSAL: RETENTION OF FIRST FLOOR FLAT (C3 USE)

CLIENT: MR HOSSAIN

SSITE: 232 CORPORATION ROAD, NEWPORT, NP19 0DZ

DATE: MAY 2025



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1.0 Introduction

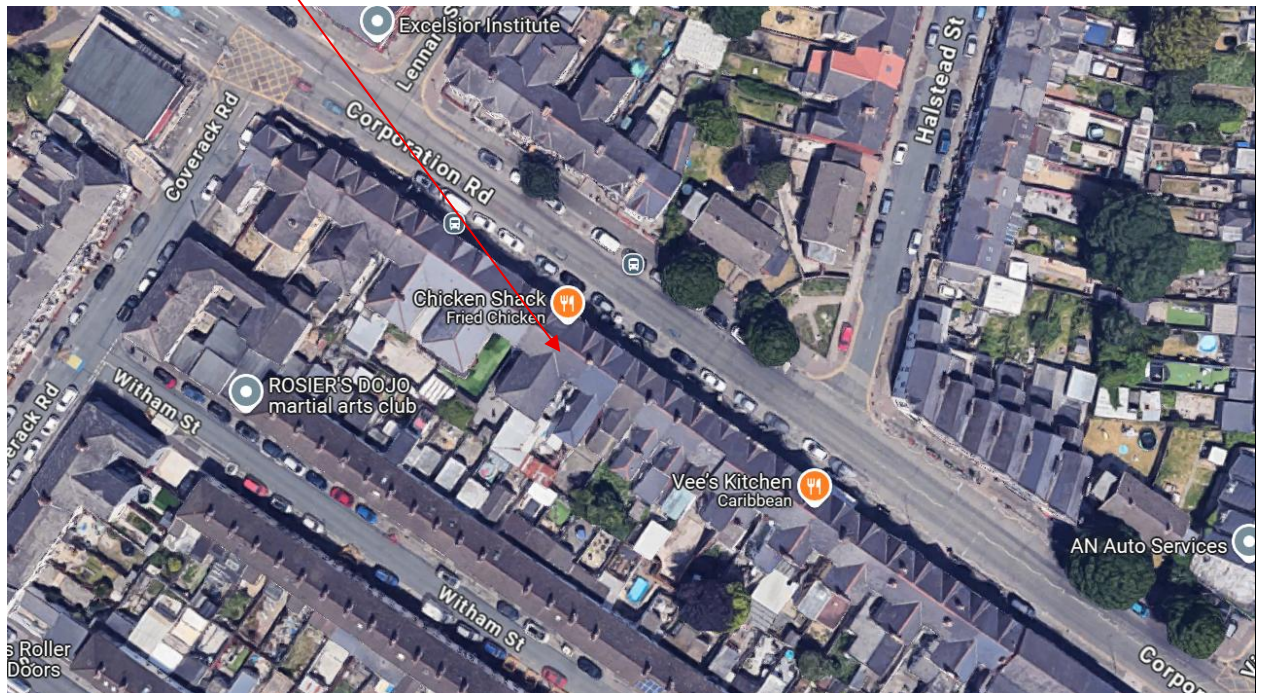
- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd on behalf of Mr Hossain to accompany the full planning application for the retention of a first floor flat at 232 Corporation Road, Newport, NP19 0DZ.
- 1.2 This Planning Statement describes the proposals, related key material considerations in determining the application, and benefits which will be delivered. Furthermore it reviews and demonstrates compliance with the approved relevant development plan policies and national planning policy.
- 1.3 This statement should be read in conjunction with the following plans and documents that accompany the application and comprise:
- Application form and certificates;
 - Existing and proposed floor plans

2.0 Site Description

- 2.1 The application site comprises a two-storey terraced property, positioned on the southern side of Corporation Road. The property has a commercial unit and ground floor with a flat at first floor above.



Figure 1 – Aerial photograph of application site



- 2.2 The property occupies a sustainable location within the settlement boundary, as well as being within walking distance of a bus route with regular services. The property is located within the Corporation Road District Centre.

3.0 Planning Designations

- 3.1 The Site is not subject to any designations as defined by the Council's adopted Policies Map.
- 3.2 The Site is not within, or immediately adjacent to, designations for valued landscapes, such as local landscape designations, AONBs or National Parks.
- 3.3 There are no designated heritage assets within the vicinity of the site.

4.0 Proposal

- 4.1 Full planning permission is sought for the retention of a first floor flat. The flat is accessed via a separate entrance and lobby off Corporation Road. The flats will be arranged so that it has three bedrooms, living room and kitchen.

Proposed Layout



5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the



Wales Future Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales (12th Edition)

- 5.2 PPW identifies that as part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house-builder, including nationals, regionals, registered social landlords (RSLs), Small and Medium-sized Enterprises (SMEs) and the custom and self-build sector, the opportunity to contribute to delivering the proposed housing requirement. PPW adds that:

“A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.”

Development Plan

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”



5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.5 The Newport Local Development Plan (LDP) to 2015 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 Sustainability;
- SP3 Flood Risk;
- GP2 General Amenity;
- GP4 Highways and Accessibility;
- H8 Self Contained Accommodation and Houses in Multiple Occupation; and
- T4 Parking.



6.0 Planning Appraisal

6.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 5.0 above.

6.2 The main issues that are considered to be relevant in this case include:

- The principle of development in relation to land use planning policy and sustainable development;
- The effect the proposal will have on the character and appearance of the area;
- The impact on the amenity of neighbouring properties; and
- Parking and servicing arrangements.

i) Principle of Development

6.3 Both local and national planning policy supports the provision of sustainable development and promotes the provision of development within the defined urban boundary. Policy SP1 of the LDP seek the efficient use of land within the urban boundary and there is a presumption in favour of sustainable development, subject to other material considerations.

6.4 Policy H8 of the LDP identifies that:

“Within the defined settlement boundaries, proposals to subdivide a property into self contained accommodation, bedsits or a house in multiple occupation will only be permitted if:



- i) the scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;*
- ii) the proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;*
- iii) adequate noise insulation is provided;*
- iv) adequate amenity for future occupiers.”*

6.5 The principle of the change of use of this property within the defined settlement boundary to retain a first floor flat is considered to be acceptable and represents an efficient re-use of the property. The proposal is compliant with both local and national planning policy.

ii) Character and Appearance

6.6 Policy GP2 of the LDP seeks to promote good design and that new development must have full regard to the context of the local natural and built environment, and promotes the use of local distinctiveness through sympathetic design and material selection.

6.7 No external alterations are required. As a result, the proposal will maintain the character and appearance of the area.

iii) Neighbour Amenity

6.8 Policy GP2 and H8 of the LDP seeks to ensure that proposals would not have a detrimental impact on the amenity of neighbouring properties.



- 6.9 The surrounding area is urban and built up with tight grain development close to a raft of local amenities. There is no evidence to suggest that the use of the property as a 3 bedroom flat would have any impact on neighbour amenity. The proposed use is commensurate to the size of the property, and would not undermine the amenity of the neighbouring properties, through any increase in noise and disturbance.
- 6.10 Overall, the proposal would not materially harm the amenity of neighbouring properties and therefore accords with Policies GP2 and H8 of the LDP.

iv) Parking and Servicing

- 6.11 The property occupies a highly sustainable location within walking distance from services and amenities, as well as public modes of public transport.
- 6.12 The property is located in a highly sustainable location. This is based on the fact that as stipulated in paragraph 4.4.1 of Manual for Streets (MfS), walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas, which residents may access comfortably on foot. It is recognised that this is not an upper limit and PPS134 states that walking offers the greatest potential to replace short car trips, particularly those under 2km. MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents.
- 6.13 The property is located within a sustainable location with easy access to services and amenities. As a result, occupants will enjoy easy access to shops, services and facilities as well as local employment opportunities, therefore reducing the reliance on the private car. This accords with the overarching pursuit of sustainable



development set out in Planning Policy Wales. Given the proximity to a range of local services, the absence of off-street parking is fully justified.

vi) Flood Risk

- 6.14 The application site is situated within Flood Zone 3, which denotes an area at high risk of fluvial or tidal flooding, as identified by Natural Resources Wales. Notwithstanding this classification, the proposed residential accommodation is entirely contained on the first floor of the building. This design ensures that occupants have access to a safe and flood-free refuge above the predicted maximum flood levels, including during extreme flood events.
- 6.15 This approach accords with the overarching objectives of Planning Policy Wales (Edition 12) and associated Technical Advice Note 15: Development and Flood Risk (TAN15), which highlights the importance of minimising the consequences of flooding through resilient design and appropriate location of vulnerable uses. By locating all habitable accommodation above ground level, the development mitigates residual flood risk and avoids placing future occupants in harm's way, consistent with the precautionary principle and the sustainable development aims of national planning policy. Accordingly, while the site falls within a high-risk flood designation, the proposed arrangement ensures that the development remains safe for its lifetime and does not exacerbate flood risk elsewhere.

7.0 Conclusion

- 7.1 This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. In light of the schemes accordance with the development plan, it is respectfully requested that planning permission is granted.