

Delegated Decision Report

Application No:	26/0203	Statutory Period Expires:	14th April 2026
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Site:	<i>Anderley Lodge 216 Stow Hill Newport NP20 4HA</i>		
Proposal:	<i>NON MATERIAL AMENDMENT TO APPROVED DOCUMENTS TO ALLOW THE DEVELOPMENT TO HOUSE RESIDENTS AGED 16 AND UPWARDS IN RELATION TO 23/1065 PROPOSED INTERNAL RECONFIGURATION OF EXISTING SEVEN-BEDROOM HOUSE TO CREATE FIVE SELF-CONTAINED STUDIO APARTMENTS, STAFF FACILITIES AND ASSOCIATED WORKS</i>		
Applicant:	<i>United Welsh Housing Association</i>		
Type:	Non-Material Amendment	Ward:	Allt-yr-Yn
Decision:	APPROVED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The previous consent allowed for the use of the existing dwelling to create 5no. supported living studio apartments for persons aged 18+ with staff facilities.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a 2.5 storey, semi-detached dwelling known as Anderley Lodge. The property is a large Victorian property in a street scene of prevailing Victorian character and appearance. The property occupies a prominent corner plot at the junction of Stow Hill (B4240) and Caerau Crescent. The site is enclosed by a brick boundary wall with pedestrian and vehicular accesses being located on the eastern boundary on Caerau Crescent. Parking provision for 2 vehicles is located to the side of the property whilst the primary outdoor amenity space is located to the front and side of the property.
- 2.2 The application site is located within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan (LDP) and its associated proposals maps. The site falls within the Stow Park Conservation Area which is subject to an Article 4 Direction.
- 2.3 The trees to the rear of the application site are subject to a Tree Preservation Order (TPO 1/98). To the east of the application site is the Handpost District Centre as defined by the proposals map of the LDP and Policy R6, accordingly the immediate area has a mixed commercial/residential character.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The previous application was submitted on behalf of United Welsh to provide accommodation for young adults aged 18+ leaving foster care or residential homes in need of accommodation. The proposed amendment relates to housing persons aged 16+; the persons to be accommodated are those leaving foster care or residential homes as per the extant consent.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1065	PROPOSED INTERNAL RECONFIGURATION OF EXISTING SEVEN-BEDROOM HOUSE TO CREATE FIVE SELF-CONTAINED STUDIO APARTMENTS, STAFF FACILITIES AND ASSOCIATED WORKS	Granted with conditions	09.10.2024

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

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

Technical Advice Note 24: The Historic Environment

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP4 – Water Resources
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Obligations
- GP1 – Climate Change
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- CE7 – Conservation Areas
- CE10 – Renewable Energy
- H2 – Housing Standards
- H4 – Affordable Housing
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Affordable Housing
- Waste Storage and Collection
- Parking Standards
- Flat Conversions SPG
- Stow Park Conservation Area Appraisal

6. CONSULTATION RESPONSES

6.1 No consultations requested.

7. PUBLIC REPRESENTATIONS

7.1 Application not advertised.

8. ASSESSMENT

8.1 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change. The planning guidance document *Approving Non-material Amendments to an Existing Planning Permission (July 2024)* sets out that when assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 The age of occupants was not controlled by a specific condition on the previous consent; however the age of occupants was stated within the approved supporting information. The persons to be accommodated shall continue to receive the same level of supported needed to achieve independent living skills as per the extant consent. The number of occupiers would also remain as per the existing.

8.3 As such, it is considered that the proposed change is not great enough to cause an impact different to that of the originally approved scheme. No additional units or built form are required to accommodate the change and therefore no impact upon visual or residential amenity. The age of occupants would not disadvantage any third party or body as the scheme relates to the same target group of *young adults*. There has been no relevant national or local policy changes since the determination of the extant consent. Therefore, the proposed alteration is non-material, and the application is hereby approved.

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 proposal is considered acceptable and is hereby approved.

**11. DECISION
APPROVED WITH CONDITIONS**

01 The development shall be commenced in accordance with the following document regarding the age of occupants only:

- Design & Access Statement (Received: 17.03.2026)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP5, SP8, SP10, SP13, GP1, GP2, GP4, GP5, GP6, GP7, H2, H4, H5, H6, H10, H11, T4, W3 were relevant to the determination of this application.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.