

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/12/2025 7:36 PM

Application Summary

Address:	7 Queens Road Newport NP20 5EX
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED CHANGE OF USE FROM C3 TO C2
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	42 Queens Road Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the proposed change of use of 7 Queens Road, Newport, from a C3 dwelling house to a Class C2 residential institution accommodating up to two children aged 7-17. While I fully support the need for high quality care for vulnerable young people, this particular location raises several planning concerns that I believe warrant refusal or further scrutiny. Expansion of Use Beyond What Is Typical for a Residential Dwelling: Although the application states that the property will operate like a normal family home, the presence of up to three staff members during the day and up to two overnight represents a significant change of use compared with a standard household. This effectively creates a small commercial operation within a residential street, altering the character of the area. Traffic, Parking, and Visitor Impact: The proposal claims that visitor frequency will be 'comparable to a normal family home', but this is unlikely in practice. A children's home typically involves:

- * Social workers
- * Therapists
- * Education professionals
- * Supervisory staff
- * Shift changes
- * Occasional emergency visits

The house only has two permanent parking spaces, therefore the cumulative effect of these visits may increase traffic and reduce parking availability for neighbours.

Lack of External Alterations Does Not Remove Impact:

The applicant highlights that no external changes are planned. However, planning decisions must consider use, not just physical alterations. A C2 institution has a fundamentally different operational profile from a C3 home, regardless of appearance. I'd like to know what aspects have been considered with regard to this.

Precedent and Cumulative Impact:

The applicant references a similar development in Newport that did not require a formal change of use.

Quite simply, this is not a valid justification. Each application must be assessed on its own merits, and approving this proposal could set a precedent for further conversions, gradually eroding the residential character of the area.

Insufficient Evidence of Community Need or Suitability of Location:

The application does not demonstrate:

- * Why this specific property is suitable
- * Whether alternative, more appropriate locations were considered
- * How the home will integrate with the community

Without this information, the council cannot be confident that this is the right site for such a facility.

I also have some concerns that this application fails to demonstrate compliance with Welsh Government Regulatory requirements.

Children's homes in Wales must comply with the Regulation and Inspection of Social Care (Wales) Act 2016, the Children's Homes (Wales) Regulations, and the Welsh Government's statutory guidance used by Care Inspectorate Wales (CIW) when registering a home. The application does not demonstrate that the proposed home meets these requirements.

No Mandatory Location Assessment Provided:

Welsh Government guidance requires every children's home to complete a location assessment before registration. This assessment must consider:

- * Local risks and safeguarding concerns
 - * Suitability of the neighbourhood for vulnerable children
 - * Proximity to essential services (education, health, therapeutic support)
 - * Community safety and stability
 - * Whether the area supports children's long-term wellbeing
-

The application includes no location assessment, which is a core requirement for CIW registration. Without this, the council cannot be satisfied that the location is appropriate or safe for children.

Physical Environment and Welsh Standards:

Welsh Government guidance states that children's homes must provide an environment that:

- * Supports emotional and behavioural needs
- * Offers privacy and personal space
- * Includes safe, usable outdoor areas
- * Allows space for therapeutic work and quiet reflection
- * Feels domestic rather than institutional

A small property in a densely populated residential street may not meet these expectations. The application does not demonstrate how the home will provide adequate space, privacy, or safe outdoor areas for children.

No Evidence of Compliance With National Minimum Standards:

The National Minimum Standards for children's homes in Wales require providers to show:

- * How the home will promote stability
- * How children will be integrated into the community
- * How the environment will support positive outcomes
- * That the home is clearly distinguishable from an institution

For the reasons above, particularly the change of use, traffic and parking concerns, I respectfully request that the council refuse this application or require significantly more evidence and safeguards before considering approval.

Kind regards