

Isalyn Property Cyf – Jane Sibanda

26th August 2026

Development Management
Newport City Council

Re: Full Planning Application - Change of Use from Dwellinghouse (Use Class C3) to Children's Residential Care Home (Use Class C2) at 8 Beechwood Road, Newport, South Wales, NP19 8AA

Dear Sir/Madam,

Please find enclosed a full planning application for the change of use of 8 Beechwood Road, Newport from Use Class C3 (dwellinghouse) to Use Class C2 (children's residential care home).

This application has been prepared having regard to the Council's pre-application advice and seeks to address the matters raised in that response through the submission details and supporting information.

The proposal relates to an existing detached dwelling within the urban area. The property would provide a small-scale residential care setting for up to two children/young people, within a typical domestic environment. The intention is to provide a stable and supportive home in a manner that remains compatible with the established residential character of Beechwood Road.

The home will be staffed on a 24-hour basis by two support workers, ensuring continuous supervision and care. The level of staffing reflects the nature of the use and allows the home to operate in a managed and responsible manner. The proposal is not for a large institutional facility, but for a residential care home of limited scale that will continue to function in many respects as a dwellinghouse in character and appearance.

No significant external alterations are proposed as part of the application. The building will therefore retain its existing domestic appearance, and the proposal will preserve the visual character of the street scene. In line with both the pre-application advice but more widely guidelines from Care Inspectorate Wales and the ethos of the company, the property is not intended to present as an institutional building and will continue to sit comfortably within its suburban residential setting.

In respect of neighbour amenity, the use is proposed at a modest scale, with only two resident children, and will be operated with on-site staffing and appropriate management procedures. It is considered that, subject to the submitted operational details, the proposal would not give rise to unacceptable levels of noise, disturbance, overlooking, or other harmful effects upon neighbouring occupiers. The care model is based on providing a normalised home environment rather than an intensive or high-impact use.

With regard to the matters raised in the pre-application response concerning the way in which the home would operate, the submitted supporting information explains the intended staffing arrangements, 24-hour supervision, and general day-to-day operation of the home. The proposal is for a settled residential care use, and the scale of occupation is intentionally limited.

Any visits by professionals, managers, or other support services would be typical of a small children's home and managed so as not to adversely affect neighbouring amenity or highway conditions.

In highway terms, the application acknowledges the pre-application comments in relation to existing parking arrangements and the need for sufficient information to allow an assessment of likely parking demand. Given the lawful fallback position of the property as a three-bedroom dwellinghouse, it is considered that the proposed use would not result in a material intensification of parking demand, particularly having regard to the small scale of the home, the limited number of residents, and the property's sustainable location close to local services and facilities.

In response to the Highway Officer's recommendation, the application also includes details of secure and enclosed cycle storage within the site, in accordance with policy expectations for sustainable travel.

The application further includes details relating to waste and refuse management, ensuring that adequate arrangements are in place for storage and collection in accordance with the Council's requirements.

In line with Planning Policy Wales and the pre-application advice, the proposal also incorporates a proportionate biodiversity enhancement measure, namely the installation of a bird box / bat box at the property.

It is considered that the proposal accords with the relevant provisions of the Development Plan, including Policies SP1, GP2, GP4, GP7, T4 and W3, in that it represents a sustainable form of development within the urban boundary, would safeguard residential amenity and visual character, and can operate without unacceptable harm to highway safety or public health, subject to the submitted details.

The application is accompanied by the following documents and plans:

- Completed application forms
- Site location plan
- Site plan
- Existing and proposed floor plans
- Details of secure cycle storage
- Waste management plan
- Statement of Purpose for the home
- Appropriate application fee

We respectfully request that the Local Planning Authority validates and determines the application favourably. The proposal would deliver a much-needed children's residential care home in a sustainable location, while remaining appropriately scaled to its residential context and addressing the matters identified through the pre-application process.

Yours faithfully,

Jane Sibanda

Isalyn Property Cyf

Responsible Individual for Luba Care Cyf

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