



20th January 2026
Our Ref: 22.160

Development Management
Newport City Council
Civic Centre
Godfrey Rd
Newport
NP20 4UR

Dear Sir/ Madam,

FULL PLANNING APPLICATION FOR THE PROPOSED ERECTION OF A DOUBLE GARAGE AND ASSOCIATED WORKS

ON LAND ADJACENT TO THE FORMER PRINCIPAL'S RESIDENCE, FORMER UNIVERSITY OF SOUTH WALES COLLEGE NEWPORT, COLLEGE CRESCENT, CAERLEON, NEWPORT, NP18 3NS

INTRODUCTION

LRM Planning have been instructed to act on behalf of Campus Buildings (Caerleon) Developments Ltd in respect of the submission outlined above. The proposal site occupies land adjacent to the approved driveway of the former Principal's Residence, at the former University of South Wales College Newport. The site secured planning permission and listed building consent in 2021 for demolition, refurbishment, and conversion of the former college buildings to residential use, alongside landscaping and associated works. Subsequent approvals for minor amendments together with the discharge of conditions have also subsequently been granted and works on site are being implemented.

This application specifically seeks consent for a double garage adjacent to the approved driveway and will serve the larger of the two dwellings which form the former Principal's Residence.

SUBMISSION DOCUMENTS

DOCUMENT TITLE	REFERENCE	AUTHOR
Site Location Plan	22.47-EDS-ZZ-XX-DR-A-(01)01 Rev 02	Expedite Design Services
Proposed Site Plan	22.47-EDS-ZZ-XX-DR-A-(01)03 Rev 02	Expedite Design Services

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com

Proposed Plans and Elevations for a Double Garage	22.47-EDS-ZZ-XX-DR-A-(01)04 Rev 02	Expedite Design Services
Tree Survey	January 2021 Rev 3	Steve Ambler Trees
Application Forms	January 2026	LRM Planning
Covering Letter	January 2026	LRM Planning

The applicable submission fee of £752.00 (£667.00 planning fee and the £85.00 planning portal service charge) will be paid directly by the applicant.

REPORT STRUCTURE

This statement provides a summary of pertinent considerations which it is hoped will assist you in your consideration of this proposal. It covers the following headings accordingly:

- Site context;
- A summary of the planning policy context;
- The planning history of the site;
- An explanation of the proposal and simultaneous appraisal of such;
- A Heritage Impact Assessment;
- A Green Infrastructure Statement; and
- A brief conclusion.

SITE CONTEXT

The application site comprises previously developed land located within the defined settlement boundary of Newport. It forms part of the grounds of the former University of South Wales College Newport Campus, which is located around 4km northeast of Newport City Centre.

The application site is set within the established context of designated heritage assets, including the Grade II Listed Principal's Residence (Cadw Ref 87726), which the proposed garage is intended to serve. The site also lies to the west of the former Caretaker/ Gardener's lodge (Cadw Ref 87727) and to the south of the Former Caerleon Teacher Training College Building (Cadw Ref 87729) which are also grade II listed.

In terms of local vernacular, the dwellings surrounding the site include the Grade II listed buildings of the former Caerleon College campus, along with the more recent residential properties being constructed along College Road. The architectural character of the area is defined by the use of red brickwork and stone, with decorative tile detailing and traditional slate roofs.

The LDP constraints map shows that there are no specific constraints for the site which might have a bearing on the proposal whilst the Natural Resources Wales flood maps for planning demonstrate that the site is in Flood Zone 1, which signifies areas not at risk from flooding.

PLANNING POLICY CONTEXT

Future Wales: The National Plan 2040 and Planning Policy Wales – February 2024 (PPW)

The national policy context is acknowledged, but relevant policies are not listed here, in the interests of brevity.

Newport Local Development Plan (LDP) – January 2015

The Newport Local Development Plan (LDP) was adopted in January 2015 and provides the statutory development plan for the Authority.

Objective 1 – Sustainable Use of Land – seeks to ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities. The objective also highlights that a way to meet this objective is to focus development on brownfield sites.

Objective 4 – Housing Provision – underlines the need to ensure an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meet the needs of the population. The plan goes on to explain how the reuse of brownfield sites will be encouraged to ensure sustainability, both in avoiding use of greenfield sites and also in helping to maintain existing communities by providing new housing opportunities nearby. Another important aspect of this objective is the creation of places which contribute to local distinctiveness and thriving communities.

Additionally, the following policies are amongst those of most relevance:

- SP9 Conservation of the Natural, Historic and Built Environment
- GP2 General Development Principles – General Amenity
- GP4 General Development Principles – Highways and Accessibility
- GP6 General Development Principles – Quality of Design
- CE5 The Historic Environment - Locally Listed Buildings and Sites
- CE6 The Historic Environment - Archaeology
- T4 Parking

RELEVANT HISTORY / ENGAGEMENT

The wider campus has been the subject of a series of planning and listed building consent approvals, facilitating its transition to residential use. In the interests of brevity, these are not repeated here.

Of particular relevance to the application, the Principal's Residence has secured consent for conversion and refurbishment to residential accommodation, with the key pre-commencement conditions having now been discharged.

Prior to preparation and submission of this application early comments were invited from Officers via email sent in mid-October 2025. Officers raised no objection to the principle albeit it was noted that this would need to be properly considered through the formal process. It was also commented that more robust materials, including slate, stone and/or brick are likely to be considered more appropriate compared to timber type structure.

PROPOSED DEVELOPMENT

This proposal seeks full planning permission for the erection of a double garage adjacent to the driveway of the former Principal's Residence.

The application relates to a discreet parcel of land located within the settlement boundary of Newport, associated with the wider Caerleon Campus redevelopment, specifically, the Principal's residence. Planning permission has already been granted for its conversion to residential use and accordingly planning permission for the access drive and parking has already been accepted.

The proposed double garage building introduces a new single-story structure located immediately adjacent to the approved drive, outside of the root protection area of the protected Lime tree positioned just to the north. The building occupies part of the approved manoeuvring area granted on the site and allows for the omission of one for the parking bays and reconfiguration of footpaths.

The building will serve the future occupiers of the larger of the two dwellings and is therefore modest in scale and will be ancillary to the residential use of the former Principal's Residence. The garage will be screened by landscaping and sits at a lower level than the Principal's Residence, ensuring it remains visually discreet and sensitive to its context.

Design and Amenity: The design takes clear cues from the Principal's House, using complementary materials including red multi facing brickwork and slate roof tiles. This ensures a continuation of the design across the site, and ensures the garage is sensitive to its heritage context. Moreover, the proposal will have no adverse impact on neighbouring occupiers given its discreet location and surrounding soft landscaping. The development will simply provide useful enclosed parking and storage space for future residents. As such, it is not considered that any design or amenity concerns arise from the proposal.

Access and Parking: The existing access arrangements remain largely unchanged. The garage will be located directly off the approved driveway that serves the dwelling. The development maintains the overall level of car parking allowing for secure/covered storage for the property.

Trees and Ecology: The proposal sits outside the root protection area of the single retained and protected Lime tree adjacent to the site boundary (T60). The land comprises of general amenity area associated with the original building consisting of grass/scrub, within a wider site that is undergoing redevelopment (earthworks associated with the access drive and approved manoeuvring area have commenced). Green infrastructure provision of this parcel will be consistent with the wider site strategy, ensuring an overall net benefit in green infrastructure terms. Further details are provided within the Green Infrastructure Statement below.

HERITAGE STATEMENT

The application site is located adjacent to the access drive of the Former Principal's Residence which is statutorily listed (grade II). Furthermore, the site is located to the south of the former Caerleon Teacher Training College Building and west of the Caretaker's / Gardener's Lodge at the University of South Wales which are also both designated as grade II listed assets.

Policy context

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 concerns listed buildings and their settings and states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

With concern to the Setting of Historic Assets, Planning Policy Wales states at para 6.1.7 that:

“It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.”

PPW goes on to state at paragraph 6.1.10 that:

“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.”

Planning Policy Wales Technical Advice Note 24 entitled The Historic Environment contains further guidance in this respect. Moreover, CADW guidance contained within their document entitled Setting of Historic Assets in Wales, states:

“If a proposed change or development is likely to have an impact on a historic asset and its setting, the applicant should prepare a proportionate and objective written assessment of that impact to inform the decision-making process.”

Heritage Assets

The Former Caerleon Teacher Training College is a large early 20th-century educational building constructed between 1912–14. It is built in a mixed Revival style using Old Red Sandstone with Bath stone dressings and features slate roofs and a prominent central clock tower. The main elevation is arranged as a long three-storey frontage with the administration block at its centre. Architectural detailing is varied across the façade to reflect its differing functions, including two-storey canted bays and stone-framed sash windows. The building is listed for its architectural quality and its historic role in the development of teacher training provision in Wales.

The former Principal's Residence, which is of most relevance to the proposal, is located on the College approach and was constructed as part of the original campus layout. Also built of Old Red Sandstone with Bath stone detailing, it is of two storeys, contains a slate roof and sash windows. Positioned to frame views towards the College, it forms an important component of the entrance and is listed for its architectural character and group value.

The Caretaker's/Gardener's Lodge stands opposite the Principal's Residence on College Road. It is smaller in scale but designed in a similar style and materials palette. Its siting contributes to the formal entrance to the college and reinforces the relationship between the campus buildings.

Application site and proposal

The application site occupies a modest and enclosed parcel of land adjacent to the driveway of the former Principal's Residence within the Caerleon campus. The site is accessed via the existing driveway, which will serve the parking area and garage for the two proposed dwellings.

The surrounding context is predominantly residential in scale and appearance, with the Principal's Residence and its associated garden areas forming the immediate backdrop. The proposal is to erect a single-storey double garage positioned alongside the established access and parking area, utilising an area of partly disturbed amenity space. The structure will be screened by landscape features and its lower-lying ground level, helping to ensure the development remains discreet and sensitive to its setting. The garage will provide dedicated parking and storage for the larger of the approved dwellings, functioning as a modest and ancillary addition to the site's emerging residential use.

Assessment of impact

The site currently contributes to the setting of the former Principal's Residence and the wider collection of college buildings. The proposed garage is modest in scale and will be positioned below the level of the dwellings, ensuring that it does not compete visually with the Principal's Residence or alter the visual character of the plot

The retention and reinforcement of landscaping around the garage will further minimise its presence, allowing the existing dwelling and wider collection of college buildings to remain the dominant characteristic of the campus. As the development utilises previously developed land (in part) and remains wholly ancillary to the approved residential use, it is considered that the proposal will have a neutral/negligible effect on the character and appearance of the site and its surroundings, with minor beneficial outcomes through enhancement of the site's landscaping.

GREEN INFRASTRUCTURE STATEMENT

Edition 12 of PPW imposes a duty on competent authorities such as Newport City Council to conserve and enhance biodiversity and introduces a requirement for all planning applications to be accompanied by a green infrastructure statement.

Specifically, paragraph 6.2.1 states that a green infrastructure statement should be submitted with all planning applications. Paragraph 6.2.12 clarifies that such statements will be proportionate to the scale and nature of the proposal but are a means of demonstrating how such multi-functional elements have been considered within the design and a stepwise approach applied.

In this instance, the development relates solely to the erection of a double garage adjacent to an approved parking area/ driveway on part of a larger site that is undergoing redevelopment. Specifically related to this parcel, a shrub planting area and seeded lawn areas are proposed. It is important to note that this is consistent with the wider green infrastructure/ landscaping strategy approved for the wider site. These will ensure habitat creation and net biodiversity gain in line with local and national policy. As such, this approach is considered proportionate and acceptable in the context of PPW Edition 12.

CONCLUSION

The proposal seeks full planning permission for the erection of a single-storey double garage on land located adjacent to the driveway of the former Principal's Residence at the Caerleon Campus, Newport. The development represents a modest, ancillary addition that supports the approved residential conversion of the dwelling and utilises previously developed land.

The scale, siting and design of the garage ensure that it will remain visually discreet and sensitive to its heritage context. The sites topography as well as boundary planting will further assist in this. The proposal raises no design or amenity concerns and is consistent with the ecology and green infrastructure strategy of the wider site. Furthermore, no adverse impacts are anticipated in respect of neighbouring properties, highway safety, or site accessibility.

The proposed use is wholly compatible with the established residential nature of the site and will provide storage and parking provision for future occupiers. As such, the proposal aligns with both national planning guidance and the relevant policies of the Newport Local Development Plan, delivering a minor enhancement that contributes positively to the amenity of the future occupiers.

I trust that the information submitted provides sufficient detail to validate and process the application. I would be grateful to receive confirmation of validation and the details of the assigned case officer in due course. Should you require any clarification or have any queries in the meantime, please do not hesitate to contact me.

Kind regards,

Nia Williams

Assistant Planner

LRM Planning Ltd

Email: niawilliams@lrmp planning.com

Tel: 07345 423936