

PLANNING STATEMENT

Application for the Change of Use of First Floor Office Accommodation to a One Bedroom Flat

264 Corporation Road, Newport, NP19 0DZ

1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use of the first floor accommodation at 264 Corporation Road, Newport, from office use to a self contained one bedroom flat.

The application relates solely to the first floor accommodation. The ground floor retail unit will remain unchanged and continue operating as an independent commercial premises. No external alterations are proposed as part of the development.

The proposal will bring the upper floor accommodation back into residential use, making efficient use of an existing building within a sustainable urban location.

2. Site and Surroundings

The application site comprises a two storey building located on Corporation Road within the established urban area of Newport.

The ground floor is occupied by a retail unit, whilst the first floor has most recently been used as office accommodation. The surrounding area is characterised by a mixture of commercial and residential uses, with shops, services and housing located throughout the locality.

The site benefits from excellent access to public transport, local facilities, employment opportunities and community services, making it a highly sustainable location for residential development.

3. Proposed Development

Planning permission is sought for the change of use of the existing first floor office accommodation to a self contained one bedroom flat.

The proposed accommodation will comprise:

- One bedroom
- Open plan kitchen, dining and living area
- Shower room
- Access via the existing internal staircase

The proposal does not involve any alterations to the external appearance of the building. The existing shop at ground floor level will remain unchanged.

4. Planning Considerations

4.1. Principle of Development

National and local planning policy support the efficient use of previously developed land and existing buildings within sustainable urban areas.

The proposal will make effective use of existing upper floor accommodation by returning it to residential use whilst maintaining the active commercial use at ground floor level. The development represents a sustainable form of development which will contribute towards housing provision within the urban area without requiring the development of greenfield land.

The proposal will also assist in ensuring that the upper floor accommodation remains occupied and maintained, supporting the long term viability of the building.

4.2. Impact on Character and Appearance

No external alterations are proposed as part of the development.

The appearance of the building will remain unchanged and the proposal will therefore preserve the character and appearance of both the property and the surrounding street scene.

4.3. Residential Amenity

The proposed flat will provide suitable accommodation for a single occupant or couple, including a dedicated bedroom, open plan living space and private shower room facilities.

Given that the proposal involves the reuse of existing accommodation within an existing building, it is not considered that the development will result in any unacceptable impact upon neighbouring properties in terms of privacy, outlook, noise or disturbance.

4.4. Highways and Parking

The site occupies a highly sustainable location with access to public transport, local services and employment opportunities. Future occupants will therefore have access to a range of transport options and day to day facilities without being wholly reliant on private vehicle use.

The proposal involves the conversion of existing office accommodation to a single one bedroom flat and is not anticipated to generate significant additional traffic movements.

The existing office use has a greater parking requirement than the proposed residential use. The office accommodation extends to approximately 33m² and would generate a parking demand in accordance with the Council's parking standards. In comparison, a one bedroom flat would require only a single parking space. As such, the proposal is not expected to increase parking demand and may result in a reduction in parking requirements when compared with the existing lawful use.

5. Conclusion

The proposal seeks permission for the change of use of existing first floor office accommodation to a self contained one bedroom flat whilst retaining the existing retail unit at ground floor level.

The development represents the beneficial reuse of existing upper floor accommodation within a sustainable urban location and will provide an additional dwelling without altering the appearance of the building or adversely affecting neighbouring amenity, highway safety or parking provision.

The proposal accords with the objectives of national and local planning policy and represents an appropriate and sustainable form of development. Planning permission is therefore respectfully requested.