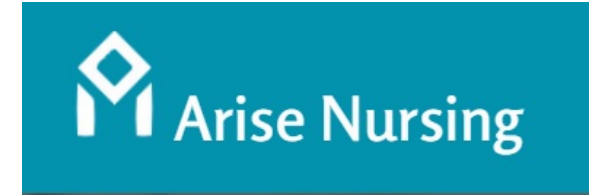




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PLANNING STATEMENT

CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION FOR CHANGE OF USE FROM C3 TO C3(b)

38 Blewitt Street. Newport. NP20 4DA



Photo 1 – Front of property

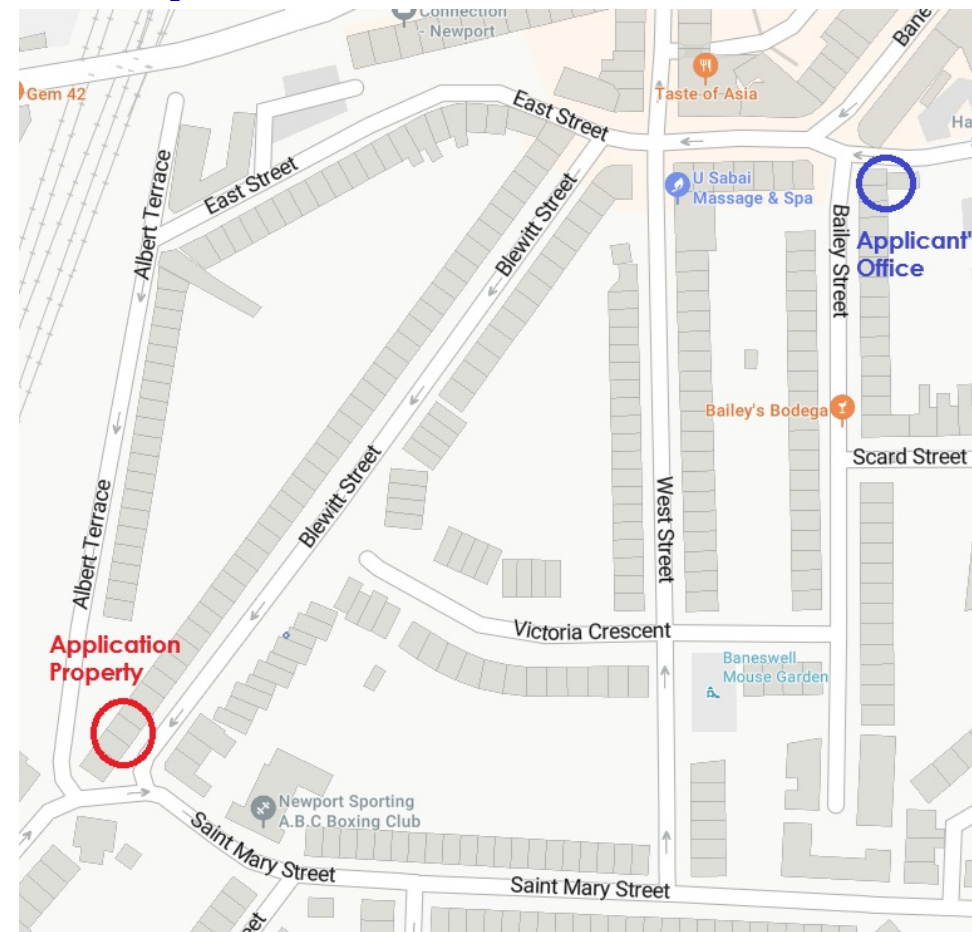


Fig 1 – Location Map Red-Application Site, Blue-Applicant Office

1. INTRODUCTION

- This Planning Statement supports an application for a Certificate of Lawfulness for Proposed Use under Section 192 of the Town and Country Planning Act 1990 for the property at **38 Blewitt Street, Baneswell, Newport, NP20 4DA**
- The dwelling is a traditional two-storey terraced house within an established residential street close to Newport town centre. The property is currently in lawful C3 residential use.
- The application seeks confirmation that:
 - The proposed use of the dwelling as supported accommodation for two adults with visiting carers falls within **Use Class C3(b)**; and
 - A **single-storey rear extension** measuring **1.92m wide × 3.69m deep × 2.5m high** constitutes **Permitted Development** under the GPDO (Wales).

2. SITE AND PROPERTY DESCRIPTION

- The application property is a **traditional terraced house** situated within a long-established residential street at **Baneswell, Newport**.
- The surrounding area is wholly residential, comprising terraced and semi-detached dwellings of similar scale and character.
- The property is currently in lawful **C3 residential use**.
- No external alterations are proposed, and the residential character of the property will remain unchanged.

3. ABOUT THE APPLICANT- ARISE NURSING

- [Arise Nursing – Care Agency](#)
- The applicant's office is located at **1 Bailey Street, Newport, NP20 4DJ**,
- Arise Nursing is an established care provider delivering person-centred residential and nursing care services.
- The application property is about **3 minutes walk** from the office where care will be administered.
- Their operational model focuses on:
 - High-quality, regulated care environments
 - Skilled staffing and 24-hour support
 - Strong community integration
 - Safe, compliant, and well-maintained facilities
- The proposed development aligns with Arise Nursing's commitment to expanding care capacity in areas where demographic need is rising, including Newport and the wider Gwent region.

4. PROPOSED USE

- The proposal is for a change of use **within the C3 dwellinghouse class**, specifically from:
 - **C3(a)** – standard residential dwelling **to**
 - **C3(b)** – dwellinghouse for up to six residents living together as a single household where care is provided.

Key elements of the proposed use

- The home will provide accommodation for **two adults**.
- Care will be provided by adult carers working from 1 Bailey Street.
- Carers will not stay overnight
- The property will continue to function as a **single household**, with shared living, dining, and domestic arrangements.
- No external building works or intensification of activity are proposed.
- Only minor internal layout adjustments may occur, none of which require planning permission.

The proposed use is fully consistent with the definition of C3(b).

5. PLANNING AND LEGAL CONTEXT

5.1 Relevant Legislation

Section **55(2)(d)** of the **Town and Country Planning Act 1990** confirms that the use of a dwellinghouse by residents living together as a single household and receiving care **does not constitute development**.

5.2 Use Class C3(b)

The Town and Country Planning (Use Classes) Order 1987 (as amended) defines **C3(b)** as:

“Use as a dwellinghouse by not more than six residents living together as a single household where care is provided.”

The proposed use meets this definition because:

- The occupants will live together as a **single household**.
- Care is provided by **carers** who will call in at regular intervals
- The total number of residents will **not exceed two**.
- The pattern of occupation remains **domestic in character**.

5.3 Case Law and Appeal Decisions

Numerous appeal decisions confirm that:

- The presence of staff on rotation **does not create a material change of use**.
- Residential homes operating within C3(b) parameters **remain dwellinghouses**.

Relevant examples include: APP/A6835/X/19/3237731 (Flintshire)

These decisions consistently affirm that the domestic nature of the use is preserved.

6. ASSESSMENT OF WHETHER A MATERIAL CHANGE OF USE OCCURS

The proposed use **does not materially alter**:

- The scale or pattern of occupation
- The residential character of the property
- Traffic generation or parking demand
- Noise levels or comings and goings
- The physical fabric of the building

The dwelling will continue to operate as a **normal residential household**, with the only distinction being the provision of care — which is explicitly permitted under **Use Class C3(b)**.

Therefore, the proposal **does not amount to development** and is lawful without the need for planning permission.

7. MATERIAL PLANNING CONSIDERATIONS

- Below is a list of similar approved CLD applications across Wales confirming C3 to C3(b) as lawful:

Reference	Location	Details	Decision Date	Authority
2021/00567/CLD	22 Brynheulog Street, Pontypridd	Supported living (C3(b))	Aug 2021	RCT CBC
2023/00345/CLD	7 Heol Y Nant, Bridgend	Residential care (C3(b))	Mar 2023	Bridgend CBC
2020/00812/CLD	5 Maes Y Coed, Wrexham	Supported living (C3(b))	Oct 2020	Wrexham CBC
2021/00988/CLD	19 Cwm Road, Newport	Supported living (C3(b))	Dec 2021	Blaenau Gwent CBC
2023/00678/CLD	11 Heol Y Deri, Swansea	Care home for 3 residents + carers	Jun 2023	Swansea Council
2022/00456/CLD	8 Hafod Road, Neath	Supported living (C3(b))	Sept 2022	Neath Port Talbot CBC
2021/01234/CLD	3 Pen-Y-Bryn, Caerphilly	Residential care (C3(b))	Nov 2021	Caerphilly CBC
2020/00987/CLD	6 Lon Y Felin, Bangor	Therapeutic care (C3(b))	Dec 2020	Gwynedd Council

These demonstrate a consistent national approach.

8. SINGLE-STOREY REAR EXTENSION – PERMITTED DEVELOPMENT

A rear extension is proposed with the following dimensions:

- **Width:** 1.92 metres
- **Depth:** 3.69 metres
- **Height:** 2.5 metres

8.1 Compliance with GPDO (Wales) – Class A

Under **Part 1, Class A** of the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended), a single-storey rear extension is permitted development where:

- The extension does not exceed **4 metres** in depth from the original rear wall of a terraced house.
- The height does not exceed **4 metres**.
- Materials are similar in appearance to the existing dwelling.
- The extension does not exceed **50% of the curtilage** coverage.
- No part of the extension exceeds the height of the existing eaves.

8.2 Assessment Against PD Criteria

PD Criterion	Requirement	Proposed
Depth	≤ 4m	3.69m
Height	≤ 4m	2.5m
Eaves height	≤ existing	Below existing
Materials	Similar	Yes
Curtilage coverage	≤ 50%	25%

8.3 Conclusion on PD Status

The extension is:

- Subordinate
- Modest in scale
- Within height limits
- Within curtilage limits
- Not harmful to neighbours
- Not visible from public areas

Accordingly, the extension **constitutes Permitted Development** under Class A of the GPDO (Wales).

9. CONCLUSION

The proposed development at **38 Blewitt Street, Newport** comprises:

- 1. A lawful change of use from **C3(a)** to **C3(b)**; and
- 2. A **single-storey rear extension** that meets the criteria for **Permitted Development**.

The proposal:

- Falls squarely within Use Class C3(b).
- Does not constitute a material change of use.
- Includes an extension compliant with the GPDO (Wales).
- Preserves the residential character of the dwelling.

The Local Planning Authority is respectfully requested to issue a **Certificate of Lawfulness for Proposed Use and Development** confirming the above.