

Delegated Decision Report

Application No:	25/0478	Statutory Period Expires:	7th August 2025
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Site:	32 Dehavilland Road Rogerstone Newport NP10 9PS		
Proposal:	PROPOSED GARAGE CONVERSION INTO HABITABLE ROOM		
Applicant:	J George		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The original planning permission for the property removed permitted development rights for the conversion of the garage. As such, planning permission is required for the proposed development. Permitted development rights were removed under application 12/0886:

Any garages or parking spaces associated with residential uses on the site shall be used for the parking of domestic vehicles only and for no other purposes including, in the case of the garages, additional living accommodation.

Reason: To ensure the retention of adequate parking in the interest of highway safety.

2. SITE LOCATION AND CONTEXT

- 2.1 32 Dehavilland Road is a two storey, detached, dwelling located in the Rogerstone West ward. The dwelling has an integral garage and two external car parking spaces.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to convert the garage into a habitable room. The proposed habitable room is situated on the north west of the front elevation.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: *Not supported or policy complaint.*

The house is of recent construction and has four beds. As such it has been approved as having three parking spaces. The loss of the garage reduces the provision by one and reduces cycle storage.

We would have expected the house to have had relevant permitted rights removed for this reason and cannot support the loss of parking.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 17.06.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

8.1 This application seeks a garage conversion at 32 Dehavilland Road to facilitate a habitable room.

8.2 The window which replaces the garage door would be in proportion with the existing windows on the principal elevations. The brickwork detailing under the proposed window would match the main dwelling creating a coherent form of development. There are no proposed windows on the side elevation. Therefore, the proposal is compliant with Policies GP2 and GP6.

8.3 This conversion would not result in an adverse impact on neighbouring amenity due to the scale, location and orientation of the proposed window. The window on the front elevation of the garage would not cause significant concerns and would create a typical residential relationship between the street scene.

8.4 Highways have noted that they do not support the garage conversion as there would be a lack of space for the 3no. parking spaces in which the parking SPG sets out. However, from the site visit, it is considered that there is sufficient road parking in the area. Therefore, the proposal would be in accordance with policies T4 and GP4 and the Parking Standards SPG.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;

- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The proposed garage would be in keeping with the character and appearance of the dwelling and surrounding area. There is also sufficient parking in the area to ensure that the garage conversion would not have a harmful impact upon highway safety.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents <OS01 - A3 - SITE LOCATION PLAN, PL01 - A3 - EXISTING FLOOR PLANS, PL02 - A3 - EXISTING ELEVATIONS, PL03 - A3 - PROPOSED FLOOR PLANS, PL04 - A3 - PROPOSED ELEVATIONS>.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, T4 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.