

Delegated Decision Report

Application No:	26/0636	Statutory Period Expires:	19th October 2026
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Site:	27 Grosmont Way Newport South Wales NP10 8UQ		
Proposal:	PARTIAL CONVERSION OF THE EXISTING INTEGRAL GARAGE INTO HABITABLE ACCOMMODATION (KITCHEN EXTENSION)		
Applicant:	V Anderson		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site forms part of the Pencarn Way housing development in Duffryn, located within the Tredegar Park and Marshfield ward. 27 Grosmont Way is a semi-detached dwelling with an integral garage and one external car parking space. The original planning permission (00/0981) for the property removed permitted development rights for the conversion of the garage. As such, planning permission is required for the proposed development.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks permission to partially convert the garage to extend the kitchen. The garage door would be retained.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
00/0981	ERECTION OF 96 NO DWELLINGS	Granted with Conditions	21.02.2001

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.

4.1.51 " Parking provision should be informed by the local context, including public

transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed”.

5.3 FUTURE WALES: THE NATIONAL PLAN 2040

Policy 12 Regional Connectivity “Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time”.

Page 87 “Whilst we do not know what the future holds, the location and design of car parking should enable conversion to other uses over time”.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP6 (Quality of Design) and T4 (Parking) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Highways Officer:** Objection. The development is subject to an article 4 direction to prevent loss of parking. The estate has low parking provision, and cars are parked on footway and adjacent junctions already. Highways cannot support any application to reduce the provision. How the current owner uses the garage is not unusual or relevant. The parking standards are intended to provide adequate capacity overall and if one change is approved there could be no way to prevent the loss of substantial numbers of garages.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 26.08.2026, Site Notice was put up on 28.08.2026. 4no. neighbours were consulted. No representations were received.

7.2 COEDKERNEW COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Character and Appearance

8.2.1 The garage door will be retained and no external works are required to facilitate the conversion of the garage. There would be no impact on the character and appearance of the area, in accordance with policy GP6.

8.3 Residential Amenity

8.3.1 The scale and nature of the proposal and its relationship with the closest nearby properties is such that there would be no unacceptable adverse impact upon the living conditions of neighbouring occupiers. The proposals accord with policy GP2.

8.4 Highways

8.4.1 The Highways Officer has raised an objection on the basis that the proposal would result in the loss of a parking space. However, the adopted SPG advises that a garage will only be counted as a parking space where it provides minimum internal dimensions of 6m x 3m. In this case, the existing garage measures approximately 4.9m x 2.4m and therefore would

not be regarded as a usable parking space for parking provision purposes. The driveway would be retained and is capable of accommodating an off-street parked vehicle. Whilst the Highways Officer notes that on-street parking provision in the area is limited, parking within the surrounding streets is unrestricted. The availability of on-street parking is not considered to be a sufficient reason to withhold consent. On balance, the loss of the garage space is considered to be unharmful.

8.5 **Biodiversity**

8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. No biodiversity enhancement scheme has been submitted, however given the scale of development, a condition will be attached to secure this.

8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

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 conversion would be in keeping with the character and appearance of the host dwelling and surrounding area and would not have a harmful impact upon residential amenity or highway safety. It is therefore considered that the proposals comply with Policies GP2, GP4, GP5, GP6 and T4 and are considered acceptable.

11. DECISION

Granted with Conditions

01 The development shall be implemented in accordance with the following plans and documents: Existing/Proposed Floor Plans, Block Plan, Existing/Proposed Floor Plans, Boundary Plan, Site Location Plan, Supporting Statement, Existing Front Elevation
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, details of a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

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

02 The Newport City Council Parking Standards Supplementary Planning Guidance (adopted August 2015) was also relevant to the determination of this application.

03 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.