

Delegated Decision Report

Application No:	25/0233	Statutory Period Expires:	19th June 2025
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Site:	75 Capel Dewi Hall Road Newport NP20 2QP		
Proposal:	GARAGE CONVERSION TO HABITABLE ROOM AND EXTENDING OF DRIVEWAY TO ACCOMMODATE ADDITIONAL PARKING SPACE		
Applicant:	H Sklavos		
Type:	Full	Ward:	Pillgwnelly
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site forms part of the Mon Bank development, located within the Pillgwnelly ward. 75 Capel Dewi Hall Road is a detached dwelling with an integral garage and two external car parking spaces. 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.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks permission to convert the garage to a bedroom. The garage door would be replaced with brick and a window to match existing dwelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
13/0850	ERECTION OF 314 TWO, THREE AND FOUR BEDROOM DWELLINGS (RESERVED MATTERS)	Approved with Conditions	25.11.2013

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:** The garage has been counted as part of the original parking provision and the house would not be policy compliant if it is lost.

There is no scope to extend the drive in an acceptable way. Three bays would not be supported and in this location appropriate footway crossings cannot be provided without impacting the existing pedestrian crossings / tactile paving. The proposals are therefore considered to be prejudicial to other road users, namely pedestrians and those with disabilities such as visual impairment.

There does not appear to be any capacity for parking to be safely displaced onto highway. Based on the above we would raise an objection on grounds of parking policy and potential highway safety implications.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 23.04.2025.

7.1 NEIGHBOURS: 7no. neighbours were consulted. No representations were 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 proposed materials will match existing and the design will be in keeping with the character and appearance of the host dwelling and surrounding area, this is considered to be acceptable within the context of the site. It is therefore considered that the proposed development complies with Policies GP2 and 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 loss of the garage would result in the loss of a car parking space because it is above the minimum internal dimensions of an existing garage (5x2.5m). The garage has a 5.7m depth and 3m width. The Local Highways Authority have been consulted on this application and have raised an objection as the proposed development would result in the loss of a car parking space. The remaining 2 spaces would result in a shortfall when assessed against the Parking Standards adopted by The Council. However, the application site is within a sustainable location where occupiers are well served by public and sustainable transport options, with the nearest bus stop situated 180m away. The sustainable location of the site it is considered to justify a reduction in the onsite parking provision. The proposed garage conversion is therefore considered acceptable, in accordance with Policies GP4 and T4.

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. 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: Boundaries - 75 Capel Dewi Hall Road, Existing /Proposed Front Elevations, Existing/Proposed Ground Floor Plan, Block Plan, Site Location Plan

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 The materials used to finish the development hereby permitted shall only be of materials that match the existing dwelling.

Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).

03 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.