

Delegated Decision Report

Application No:	25/0449	Statutory Period Expires:	8th August 2025
------------------------	----------------	----------------------------------	------------------------

Site:	15 Brynderwen Road Newport NP19 8LQ		
Proposal:	CHANGE OF USE OF ONE BEDROOM FOR MASSAGE, AROMATHERAPY, REFLEXOLOGY AND REIKI		
Applicant:	L Hunt		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 15 Brynderwen Road is a two-storey terraced dwelling located in the Victoria ward. The property benefits from a front garden although does not offer any off-road parking spaces.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to change the use of 1no of the 3no first floor bedrooms to serve as a treatment room for holistic therapies, including massage, aromatherapy, reflexology and reiki. Internally, no structural changes are proposed, and no external changes are proposed. Consequently, the property will have a mixed use of dwelling and small scale aromatherapy, etc practice.

3.2 The business will be limited to 1no employee who is a resident living at the property so there will be no additional parking requirement for employees. The operational hours would be between 10pm and 5pm Monday to Friday. The business would enforce a one in and one out policy, limited to a maximum of 5no appointments per day to prevent customers waiting on the premises.

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 SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

The proposed business would have no significant servicing issues based on the supporting documents. There would be a theoretical need for visitor parking only as staff already reside at the premises. The survey provided suggests that parking stresses are low even at peak demand and the business would not operate at times of peak demand. Furthermore, the scale of the operation would not generate more than two cars at a time and that only for minutes. Whilst the proposals may not be strictly policy compliant, we would not anticipate any adverse impacts subject to conditions to prevent any additional rooms or staff being introduced. We would suggest consideration of a personal permission to prevent issues in the event that the property changes hands. In summary there are no highway related objections subject to conditions to limit the hours and scale of operation.

6.2 ENVIRONMENTAL HEALTH

No response received to date.

6.3 WASTE MANAGER

We anticipate a requirement for trade waste and recycling. NCC trade waste services would be happy to quote for services ahead of opening.

From April 2024 Workplace Recycling Regulations will apply to all non-domestic premises. For more information see <https://www.gov.wales/workplace-recycling>

Workplace recycling | GOV.WALES

From 6 April 2024, it will become law for all businesses, charities and public sector organisations to sort their waste for recycling.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 12.06.2025.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 The main considerations with the proposal are the potential impacts on neighbours and highways interests. It is noted that no internal/external changes have been proposed so there would not be any adverse visual impacts as a result of the development.

8.2 In terms of impact on neighbours, it is stated that the business would operate between 10am to 5pm Monday to Friday with a maximum of 5 appointments per day. It is also stated that a one in, one out policy would be operated with no customers waiting on the premises. However, the ability of the LPA to control waiting by clients and overlapping visits is a

consideration. In this case, the use will enable a resident to work at home on a low key basis with full information of the intended operation provided in supporting information. The proposed use is inherently quiet and based on a one to one ratio of employee and client. It is self limiting as will operate in conjunction with the residential occupation of the premises with the dwelling being the primary use. However, conditions are necessary. On the basis of the information provided and given the nature of the business, which is unlikely to generate excessive noise, the proposals would not result in a demonstrable adverse impact to neighbouring amenity. To control the hours of operation, a planning condition restricting the hours of use and the number of customers will be imposed on the permission along with operations to be undertaken in accordance with the information provided in the supporting information.

- 8.3 In terms of Highway impact, it is noted that the property is on a residential street and no off-street parking is available at the property. Nevertheless, based on the supporting documents, it is considered that there would only be a need for visitor parking as the staff already reside at the premises and the number of visitors would be limited to 1no at any given time. Even with the possibility of clients arriving early and overlapping, the impact is not significant. The proposal also suggests that visitors who wish to use bicycles will be able to secure them within the property and there are two bus stops within 200m of the property, found on Victoria Avenue and Christchurch Road. The survey provided suggests that parking stresses are low even at peak demand and the business would not operate at times of peak demand. Furthermore, the scale of the operation would not generate more than two cars at a time and that only for minutes. Whilst the proposals may not be strictly policy compliant, no adverse impacts are anticipated and as forementioned, a planning condition restricting the hours of use and the number of customers will be imposed on any given permission.
- 8.4 The complimentary and holistic therapies to be carried out will be massage, aromatherapy, reflexology and reiki. Due to the practice and nature of these therapies, expected waste from the business would be one-biodegradable pot from reflexology every twelve weeks, one carrier oil bottle every three weeks, and one essential oil bottle every two months. The waste generated will be stored at the property in small quantities and then removed using a local waste company such as GD environmental. As such, no adverse impacts relating to waste removal and recycling are anticipated. The low key nature of the proposal does not warrant a waste related condition.

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 change of use would not result in an adverse impact to neighbouring amenity by way of noise and disturbance. Conditions restricting the number of customers and the hours of operation would be attached to any forthcoming planning permission in the interests of neighbouring amenity. No adverse highway impacts are anticipated.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Existing/Proposed Floor Plans
- Supporting Statement, Parking Survey
- 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 hours of operation shall be restricted to 10:00AM to 17:00PM Monday to Friday, and at no times on Saturdays, Sundays, Bank or Public Holidays. Outside of these hours the business shall remain closed to the public.

Reason: To protect the amenities of neighbouring residents, in accordance with Policy GP2.

03 The use hereby approved shall operate fully in accordance with the document entitled 'Supporting Statement'. The use shall have a maximum of one employee and this employee shall be a resident in the dwellinghouse. The use shall not operate outside the hours stated in the supporting document and each appointment shall be for one client only up to a maximum of 5 per day.

Reason: To protect the amenities of neighbouring residents in accordance with Policies GP2 and GP4.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing/Proposed Floor Plans, Supporting Statement, Parking Survey, Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP7 and T4 were 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.