

Delegated Decision Report

Application No:	26/0424	Statutory Period Expires:	30th July 2026
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Site:	17 Park Way Rogerstone Newport NP10 9NQ		
Proposal:	PART CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM (RETROSPECTIVE)		
Applicant:	J Ash		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application has been submitted as a result of enforcement case E21/0144, the application is therefore submitted on a retrospective basis.
- 1.2 Condition 22 of planning permission 12/0886 precludes the conversion of garages or parking spaces without the prior consent of the Local Planning Authority.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a two storey detached dwelling located in the Rogerstone West ward, on Park Way a residential street within the defined settlement boundary. The property benefits from off street parking consisting of an integral garage and 2 driveway spaces to the front of the dwelling and a rear private amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking consent for the part conversion of the existing garage into a playroom. The habitable room will measure 4m in depth, leaving 2m of retained garage depth and 3.68m in width. Externally the proposal will construct a window on the southern side elevation of the existing garage that will be positioned 1.1m from the common boundary with the neighbouring property. The overall window height will be 2.12m.

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.

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

T3 – Road Hierarchy. As a general principle, the provision for on-street parking, new frontage access and turning movements will be restricted in the interests of road safety and the efficient movement of traffic.

T4 – Parking. Development will be required to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

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

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

Highway recommendation:
Not policy compliant.

Highway Comments:
It appears that the house is likely to have three or more beds and rely on the garage to meet parking standards. The removal of the garage reduces the available parking to two spaces.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 11.06.2026. One comment was received, which objected to the application. The main points raised were the loss of privacy to neighbouring property, acoustic impact to neighbouring property and overall impact on residential amenity

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing residential dwelling within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. As the property is existing there is a presumption in favour of development incidental to the enjoyment of the dwellinghouse, accordingly, no objection is raised to the principle of the development.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 The application is seeking consent for the conversion of an existing integral garage that is positioned on the front of the existing dwelling, therefore it is readily visible within the public realm however, as the garage conversion is proposed with no external alterations to the front of the dwelling it is not considered to result in any different visual impact that would prejudice the amenity or character of the area. A window has been inserted at ground floor within the side elevation of the dwelling to serve the newly created playroom, this is not readily visible within the public realm and is considered to result in a visually acceptable

change to the dwelling. The proposal is considered to comply with the requirements of LDP Policy GP6 and the adopted Householder Extensions SPG.

8.3 **Residential Amenity:**

8.3.1 The proposed development would not result in an enlargement of the existing footprint or built form, therefore any impact arising from the development is not considered to result in an overbearing impact that would have an adverse impact upon the living conditions of neighbouring occupiers. However, the proposal includes the addition of a window located on southern side elevation of the existing garage that will be positioned 1.1m from the common boundary with the neighbouring property. Notwithstanding, given the position of the window in the ground floor side elevation and due to the existing boundary treatment it is not considered that the insertion of this window would result in any unacceptable overlooking/loss of privacy to neighbouring occupiers. The loss of the garage space is not considered to result in an unacceptable adverse impact to the living conditions of neighbouring occupiers. As a result, the garage conversion and associated window is not considered to prejudice the living conditions of neighbouring occupiers. Furthermore, significant weight has been given to the fact the window conforms with the requirements of the General Permitted Development Order and could be inserted at will without the need for planning consent.

8.4 **Movement:**

8.4.1 The Parking Standards SPG states that there should be 1 car parking space per bedroom with a maximum number of spaces being 3. As such the proposal includes the loss of the existing garage space, decreasing the number of available spaces at the property to two. The Highways Officer has objected to the application on the basis that the property is likely to comprise of 3 to 4 bedrooms and the reduction of a car parking space would result in a shortfall of parking at the dwelling and therefore is not compliant with the relevant SPG.

8.4.2 The size of the garage is 3m x 6m and therefore, it is noted that the internal dimensions of the garage do meet the standards of the Parking Standard SPG and therefore, it is the view of the Local Planning Authority that it can be counted as a car parking space. However, the application site is within a sustainable location where occupiers are well served by public and active transport options, including nearby public transport links and local facilities. Given the sustainable location of the site and the 2no. off road parking spaces retained, it is considered that the garage conversion will not result in demonstrable harm to highway safety and parking interests. This approach is consistent with the guidance within Future Wales, PPW12 and Llwybr Newydd: the Wales transport strategy 2021. As a result, the proposed development 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. In this case a Vivara Pro WoodStone House Sparrow Nest Box has been proposed, this is considered to be appropriate when considering the scale and context of the development.

8.5.2 The proposed development is supported by a Green Infrastructure Statement in accordance with the requirements of Chapter 6 of PPW 12. The Green Infrastructure Statement is considered to be appropriately detailed relative to the scale of the development.

8.6 **Response to third parties:**

8.6.1 One comment was received which objected to the application. The comment raised concerns that the proposed will have an unacceptable impact on the privacy and residential amenity of neighbouring properties in relation to overlooking and acoustic privacy. However, as mentioned earlier in the report, the overall scale of the window and existing boundary treatment results in the proposal not resulting in any adverse impact to residential amenity.

The comment also referred to the retrospective nature of the application. While the Council does not support the commencement of development before gaining planning permission, and all development completed without the benefit of consent is at the owners risk, however, the planning system is not designed to be punitive and there is provision within the Town & Country Planning Act for applications to be submitted on a retrospective basis therefore this concern is given little weight in the assessment of this application. The comment further referenced three previous applications at the site. However, each of these applications was made invalid and, as a result, did not proceed to consultation, assessment, or determination by the Local Planning Authority and therefore are not considered to have significant weight/bearing on the outcome of this application.

The comment also suggested that if permission was to be granted three conditions should be attached to the decision that were in respect to obscure glazing of the window, restrictions on the opening of the window and privacy screening. However, these have not been considered necessary.

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 development has been assessed in accordance with relevant local and national planning policies and is found to be compliant. It is considered to be in keeping with the character and appearance of the host property and would not result in any unacceptable impact on residential amenity. As such, the proposal is recommended for approval, subject to conditions.

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Block Plan, Floor Plan/ Site Plan SD1235-01, Green Infrastructure Statement
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The biodiversity enhancement scheme as shown on approved Green Infrastructure Statement 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 ecology and biodiversity, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The Existing parking spaces on site shall be retained as such for the lifetime of the development.
Reason: In the interests of the relevant requirements of The Parking Standards SPG and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

NOTE TO APPLICANT

01 This decision relates to plan Nos: Block Plan, Floor Plan/ Site Plan SD1235-01, Green Infrastructure Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, T3 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.