

Delegated Decision Report

Application No:	26/0547	Statutory Period Expires:	14th August 2026
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Site:	140 Caerleon Road Newport NP19 7GS		
Proposal:	NMA APPLICATION TO VARY THE DESCRIPTION OF DEVELOPMENT IN RESPECT OF 25/0425 DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER		
Applicant:	L Watzema		
Type:	Non-Material Amendment	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

- 1.1 The description of development on the decision notice for the parent permission (25/0425) associated with this application is as follows:

DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER

The applicant is now seeking to vary the description of development to include specific reference to 'Use Class C3' to meet legal requirements.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is located on the junction of Caerleon Road and Morden Road and occupies a raised and prominent corner plot. The building is a large detached double bay fronted building with a detached garage and to the rear the site benefits from an area of hardstanding for vehicle parking, accessed off Morden Road. To the east the site adjoins the gable end of 79 Morden Road and to the south adjoins the residential property of 138 Caerleon Road, which is located at a lower ground level. The site fronts the highway at Caerleon Road to the east and is located directly opposite the District Centre.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks a non material amendment to the description of development in respect of application 25/0425 as follows.

Current wording of description:

DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER

Proposed wording of description:

DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS (USE CLASS C3) FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER AND COMMUNAL AREA (BOTH USE CLASS C3)

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
25/0425	DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER	GRANTED WITH CONDITIONS

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)

SP1 – Sustainability;

SP13 – Planning Obligations;

SP18 – Urban Regeneration;

GP2 – General Amenity;

GP4 – Highways and Accessibility;

GP5 – Natural Environment;

GP6 – Quality of Design;

GP7 – Environmental Protection and Public Health;

H2 – Housing Standards;

H6 – Subdivision of Curtilages, Infill and Backland Development;

H8 – Self Contained Accommodation and Houses in Multiple Occupation;

T4 – Parking;

W3 – Provision for Waste Management Facilities in Development.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Parking Standards

Sustainable Travel

Planning Obligations

Flat Conversions

Waste Storage and Collection

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 In deciding whether or not the proposed changes are non-material, consideration should be given to the effect of the change. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, the following tests are applied as a starting point:

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

8.2 In relation to the first and second tests, there would be no change in impact, the proposed change is purely administrative and does not alter the fundamentals of the development approved. The Officer Report associated with 24/0425 refers to the proposal being C3 use throughout the report. No alterations are proposed to the approved plans, layout, design, scale, accommodation, or operation of the development. The application seeks only to clarify the approved use class within the description of development.

8.3 In relation to the third and fourth tests, the interests of any third party or body would not be disadvantaged in planning terms and the proposed amendment is compatible with Planning Policy Wales and policies SP9 and GP7 of the Newport Local Development Plan 2011-2026.

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 changes to the wording of the description of 25/0425 are considered non material. The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to the following plans and documents: Site Location Plan (received 20/07/2026) and Covering Letter (received 20/07/2026).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, SP18 and GP7 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.