



PLANNING, DESIGN AND ACCESS STATEMENT

Proposed Garage Conversion

3 Rivermead Way, Newport, NP10 9LT

Prepared by ST Planning
Town Planning and Development Consultants

Introduction

This Planning, Design and Access Statement has been prepared in support of a householder planning application for the conversion of an existing detached garage into a domestic gymnasium with ancillary storage accommodation at 3 Rivermead Way, Newport, NP10 9LT. The application property is a detached dwelling located within an established residential area.

The proposal seeks to make more efficient use of an existing domestic outbuilding by adapting the internal accommodation to provide a private gym and storage space for the occupants of the dwelling. The proposal does not involve the creation of a separate residential unit, business use or any intensification of activity beyond that normally associated with a family dwelling.

Site Description

The application site comprises a detached dwelling with a detached double garage positioned to the front/side of the property. The site occupies a corner plot within a modern residential development characterised by detached dwellings, garages, driveways and landscaped gardens.

The garage is located within the residential curtilage and is currently used for domestic purposes. The property benefits from a substantial driveway area capable of accommodating multiple vehicles. The submitted Block Plan demonstrates that three off-street parking spaces will remain available following completion of the development.

Proposed Development

The proposal involves the conversion of the existing detached garage into a private gymnasium and ancillary storage room. The submitted plans confirm that:

- The external footprint of the building remains unchanged.
- The existing roof form and ridge height remain unchanged.
- No extensions are proposed.
- The existing garage doors will be replaced with domestic-scale windows and glazed doors.
- Internal alterations will create a gym area and separate storage room.

The proposal represents a simple adaptation of an existing building and does not result in any increase in built form.

Planning Policy Context

The proposal should be assessed against the provisions of Planning Policy Wales (Edition 12), Future Wales: The National Plan 2040 and the adopted Newport Local Development Plan.

The development accords with the overarching placemaking principles of Planning Policy Wales by making efficient use of existing buildings within the settlement boundary and supporting the sustainable use of previously developed residential land.

The proposal is also consistent with Newport Local Development Plan policies which seek to:

- Protect residential amenity.
- Promote high-quality design.
- Support sustainable development.
- Ensure development is compatible with surrounding land uses.

As no additional floor space is being created and the use remains incidental to the enjoyment of the dwellinghouse, the proposal is fully compatible with the residential character of the area.

Design and Appearance

The proposed development has been carefully designed to ensure it integrates seamlessly with the existing property and surrounding streetscape.

The overall form, scale, massing and roof profile of the building will remain unchanged. The conversion utilises the existing structure and therefore preserves the established appearance of the site. Only minor changes are proposed to the front elevation through the replacement of the garage doors with domestic-scale glazing. These alterations are sympathetic in scale and appearance and improve the visual quality of the building.

The proposed windows and doors are proportionate to the existing structure and create a more residential appearance whilst maintaining the character of the property.

Consequently, the proposal will not adversely affect the visual amenity of the street scene.

Residential Amenity

The proposal will not result in any unacceptable impact upon neighbouring residential properties.

The development does not increase the size or height of the existing building and therefore introduces no additional overshadowing, overbearing impact or loss of outlook. Furthermore, the proposal does not introduce any new windows facing neighbouring properties that would result in overlooking or loss of privacy.

The use of the building as a domestic gym remains ancillary to the main dwelling and is comparable to many other incidental domestic uses commonly found within residential curtilages.

Accordingly, the proposal fully safeguards the residential amenity of neighbouring occupiers.

Access and Parking

Existing vehicular and pedestrian access arrangements remain unchanged.

The submitted Block Plan confirms that three off-street parking spaces will continue to be provided within the site following conversion of the garage.

The proposal therefore does not result in any highway safety concerns or parking deficiencies. Given the availability of off-street parking and the domestic nature of the proposed use, there will be no material increase in traffic generation.

Sustainability

The proposal represents a sustainable form of development by reusing an existing structure rather than constructing new floorspace. The conversion maximises the efficient use of existing resources and extends the useful life of the building.

The development supports the objectives of Planning Policy Wales by reducing the need for additional construction materials and making effective use of previously developed residential land.

Conclusion

The proposal comprises the conversion of an existing detached garage into a domestic gym and storage room within the curtilage of an established dwelling.

The development:

- Reuses an existing building.
- Maintains the existing scale, footprint and height.
- Preserves the character and appearance of the surrounding area.
- Protects neighbouring residential amenity.
- Retains adequate off-street parking provision.
- Represents a sustainable and efficient use of existing residential land.

For these reasons, the proposal accords with the objectives of Planning Policy Wales, Future Wales and the Newport Local Development Plan and planning permission should therefore be granted.