

Delegated Decision Report

Application No:	25/0296	Statutory Period Expires:	24th June 2025
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Site:	13 Glanwern Grove Newport NP19 9BX		
Proposal:	RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF A STEPPED ACCESS		
Applicant:	G Rees		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 13 Glanwern Grove is a semi-detached 2no storey property situated in the Alway ward. There is a substantial driveway at the frontage of the house and, following construction, there are now steps to the entrance at the front elevation. A side entrance is provided with a small, sloped lane leading to the side elevation. On this side of the road, it is a common theme for properties to display stepped access at the frontage to the entrance. Many properties also retain low level walls at the frontage but no 13 has open access for the driveway.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to extend the existing steps at the frontage of the property to the front boundary line, cutting across the existing driveway. This reduces the width of the driveway, however there is still existing access. Handrails have also been added to the side entrance lane.

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)

- CE3 (Environmental Spaces and Corridors)
- GP4 (Highways and Accessibility)

- GP5 (Natural Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE

6. CONSULTATION RESPONSES

6.1 Highways Officer: No objection –

The steps appear to narrow the drive and potentially reduce parking width, however there is sufficient parking retained overall. They do not impact on visibility and there are therefore no objections on highway grounds.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30.04.2025, Site Notice was put up on 02.05.2025

7.1 NEIGHBOURS: 6no neighbours were consulted, sharing a common boundary and opposite, and no response was received.

8. ASSESSMENT

8.1 The proposed steps match the existing in terms of materials, therefore it is in keeping with the character of the property. Brick has been used for the underlayer and overlaying stone slabs. This is acceptable and does not appear obtrusive in the streetscene.

8.2 The NCC Highway Officer has offered no objections, commenting that there is still sufficient parking available.

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 steps do not harm visual amenity and do not affect the number of parking spaces at the property. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

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

- Proposed Driveway received 30/04/2025

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Existing Floorplan received 30/04/2025
- Site Location Plan received 30/04/2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE3 and GP5 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.