

Delegated Decision Report

Application No:	26/0557	Statutory Period Expires:	1st October 2026
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Site:	<i>Olive Mount Cottage 51 Crescent Road Newport NP19 8LW</i>		
Proposal:	<i>INSTALLATION OF AN ELECTRIC VEHICLE (EV) CHARGER</i>		
Applicant:	<i>M Bowen</i>		
Type:	Full	Ward:	Beechwood
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Olive Mount Cottage is a single storey detached bungalow located on the eastern end of Crescent Road, a residential street in the Beechwood Ward with a mix of predominantly traditional terraced dwellings, and later semi-detached dwellings. The application site is set up and back from the street, fronted by a stone wall of pleasant visual amenity. The property is somewhat separated from the wider street scene by an established grass bank with mature vegetation, which meets with the woodland area immediately east of the site, which may be seen in context with Woodland Park. There is step access to the property which is secured by a gate. Beside this, the property benefits from a small, detached garage at road level. Most properties on Crescent Road do not have access to off-street parking, though on-street parking is largely unrestricted.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for the installation of an electric vehicle (EV) charge point that would be reliant upon an associated cross-pavement cable gully that does not form part of the application and is outside the application site. The unit would be located at the bottom of the property's stair access, inside the gate on the west wall.

3.2 The proposed charger is a MyEnergy Zappi Glo, measuring 350mm in height, 170mm in width, and 160mm in depth.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0134	NEW ACCESS AND DRIVEWAY AND WIDENING OF EXISTING GARAGE	REFUSED	30.04.2026
25/0804	PROPOSED EXCAVATION OF PART OF THE REAR EMBANKMENT AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS	27.11.2025

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 (Sustainable Development)

Policy GP1 (Climate Change)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP6 (Quality of Design)

6. CONSULTATION RESPONSES

6.1 Highways: No objections subject to conditions

The proposals include an approved cable management system

There are therefore no objections, subject to conditions to restrict charging to the location served by the kerbocharge gulley and removal of the lead when not in use.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17th August 2026. A Site Notice was posted on 20th August 2026.

7.1 NEIGHBOURS: 9 Neighbours were consulted. No responses have been received to date.

8. ASSESSMENT

8.1 The application site comprises of an existing residential dwelling within the defined urban boundary, where there is a presumption in favour of development and the efficient use of land is encouraged. Policy GP1 of the NLDP emphasises the importance of development which incorporates appropriate renewable, low or zero carbon energy sources as part of meeting UK targets to tackle climate change, and therefore there is no objection in principle to proposals which seek to implement such measures.

- 8.2 The Electric Vehicle Charger would be located at the bottom of the property's stair access, inside the gate on the west wall. It would be appropriately scaled and positioned relative to the size of the dwelling. The scale of the charger unit would be sympathetic and a reasonable scale to its surrounding environment. The proposed charger unit would not be prominent when viewed from the main highway. As a result, the proposal is considered to accord with policies GP2 and GP6.
- 8.3 The charger will require a cable gully across the pavement and appears to be linked to the Council's KerboCharge scheme that allows residents without off street parking to safely charge their EVs at home via an on-site charger with cross pavement gully system that would mitigate potential safety issues and trip hazards. The proposal accords with Policy GP4.

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 electric vehicle charger is acceptable in terms of amenity and public safety and therefore accords with the relevant policies of the NLDP

**11. DECISION
GRANTED WITH CONDITIONS**

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

Block Plan 1-200 with (blue X) Location of Charger
DS-00015 zappi GLO Datasheet - Rev E 1

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: Block Plan 1-200 with (blue X) Location of Charger, DS-00015 zappi GLO Datasheet - Rev E 1

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP1 (Climate Change), GP2 (General Amenity), GP4 (Highways and Accessibility) and GP6 (Quality of Design), 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.

04 The applicant should note that any works in the highway must be licensed by Highways. This is separate and independent of planning consent.

05 The applicant should also note that installation of the electric vehicle charger does not preclude others parking here and can only be used when the kerb space is available.