

Delegated Decision Report

Application No:	26/0612	Statutory Period Expires:	2nd October 2026
------------------------	----------------	----------------------------------	-------------------------

Site:	81E Allt-Yr-Yn Avenue Newport NP20 5DD		
Proposal:	PROPOSED REAR EXTERNAL STAIRCASE AND DOORWAY		
Applicant:	R Rossiter		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a detached dwelling located on Allt-Yr-Yn Avenue. Due to the site's sloping topography, the property appears as a two-storey dwelling when viewed from the street frontage, whilst the land falls away to the rear, resulting in the dwelling presenting as three storeys when viewed from the rear garden. The surrounding area is predominantly residential in character, with properties typically featuring a combination of rendered and red brick finishes. The application property also benefits from off-street parking provision.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal seeks permission for the installation of an external staircase to provide access between the rear garden and the first floor of the dwelling. As part of the works, an existing first-floor window opening would be replaced with a doorway. The staircase would incorporate a small access platform and would be enclosed by two privacy screens, to a height of 1.8m, on either side.

3.2 The staircase would have an overall height of approximately 2.6m from ground level to the base of the platform. The platform itself would measure approximately 1.2m in depth and, including the spiral staircase, the structure would have an overall width of approximately 2.9m. The staircase proposed is spiral in design.

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)

Policy GP2 (General Amenity)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS SPG

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 10.08.2026.

7.1 6no. neighbours were consulted. 1no. comment was received.

81D Allt Yr Yn Avenue provided comment and are listed below. The full comments are published online:

- It is argued that, despite being described as an external staircase and access platform, the proposal would function as a raised balcony, terrace or elevated amenity area due to its size, layout and direct access from the dwelling.
- Concern is raised regarding overlooking and loss of privacy to neighbouring properties. The elevated position of the platform, combined with the existing level differences between properties, would enable direct views into neighbouring gardens and private amenity spaces.
- The proposed privacy screens would not adequately mitigate overlooking as views would still be available from the open outer edge of the platform.
- Concern is raised that the platform could be used for sitting, recreation and social gatherings, resulting in increased noise and disturbance to neighbouring occupiers.
- The proposal would be detrimental to residential amenity through a perceived loss of privacy and increased overlooking.
- The proposal conflicts with the House Extensions and Domestic Outbuildings SPG, particularly policies relating to raised amenity spaces, neighbourly considerations and the protection of residential amenity.
- A site visit from the neighbouring property was requested to enable the relationship between the properties and the impact of the level differences to be fully assessed.
- The recent amendment changing the side privacy screens from perforated metal to opaque glass does not address their fundamental concerns and that their original objection remains unchanged.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The proposed staircase would comprise a spiral design, with a flat platform to the first floor to access the doorway into the house. Whilst the staircase would introduce a new form of development to the rear and appear somewhat utilitarian in its design, the spiral design helps to minimise its visual bulk and its rearward siting ensure that it would not give rise to unacceptable visual harm. The platform is also of a limited scale and keeps the massing of the development minimal. This is further discussed in section 8.3. Accordingly, it is not considered to result in demonstrable harm to the character and appearance of the dwelling or the surrounding area.
- 8.2.2 The proposed privacy screens are proposed to be 1.8m high opaque glass either side of the platform. The scale is deemed acceptable and commensurate to the platform to limit overlooking, which is discussed next. Opaque glass will allow light through, and therefore, would not have an adverse impact of loss of light to neighbouring properties. The materials and scale will be controlled via condition.
- 8.2.3 A new door is proposed within the centre of the dwelling at first floor, replacing the existing window opening. This is deemed acceptable.

8.3 Residential Amenity:

- 8.3.1 The staircase would incorporate a small first-floor platform measuring approximately 1.7m in width and 1.2m in depth. Paragraph 5.5.3 of the House Extensions and Domestic Outbuildings SPG states that raised amenity spaces which substantially reduce natural light, perceived space or privacy to neighbouring habitable rooms or rear gardens will not be acceptable. To address potential overlooking, the platform would be enclosed by 1.8m-high privacy screens on either side. Whilst these screens would be at an elevated level, they would be set in from the shared boundaries and are not considered excessive in scale for their location. The screening would limit views towards neighbouring properties, and this can be secured by condition.
- 8.3.2 There would be no privacy screening along the rear edge of the platform and therefore the potential for overlooking towards the property to the rear has been considered. The separation distance between the rear edge of the platform and the rear boundary is approximately 9.3m. However, similar views are already available from the existing first-floor rear-facing windows. In addition, the neighbouring property is located at a lower level, and the existing rear boundary wall substantially restricts views into the adjoining garden. Furthermore, the platform is of a limited scale, and its size would primarily to facilitate access between levels rather than function as a balcony or dedicated amenity space. The size would not allow for an intensive use. On balance, it is not considered that the proposal would give rise to any significant overlooking or loss of privacy beyond that which currently exists.

View from existing first floor window to the rear of the garden:



8.4 Biodiversity

8.4.1 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. The applicant proposes new shrub planting within the rear garden. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.5.1 Other comments

8.5.1 One neighbouring property provided comment on the scheme from 81D Allt Yr Yn Avenue. Comments have stated that despite being described as an external staircase and access platform, the proposal could function as a raised balcony, terrace or elevated amenity area due to its size, layout and direct access from the dwelling. This can lead to sitting, recreation, and social gatherings resulting in increased noise and disturbance. This has been evaluated within the officer report above. The overall scale of the access platform would limit its use as a functional raised amenity space for groups of people to use, and its use is primarily to function as an access/passing platform.

8.5.2 Concern has been raised regarding overlooking and loss of privacy, particularly given the elevated position of the platform and the differing land levels between the application site and No. 81D, which is set at a lower level. However, the proposed privacy screens would restrict direct views towards neighbouring properties from the sides of the platform. Whilst views would remain possible from the rear edge, it is not considered that this would result in any materially greater overlooking than currently

occurs from the existing first-floor window. Furthermore, views would be directed primarily towards the rear garden rather than neighbouring properties. The proposal is therefore not considered to result in an unacceptable loss of privacy, overbearing impact, or loss of light to neighbouring occupiers.

8.5.3 The neighbour also raised concerns over perceived overlooking and the harm to the relationship between the properties. As noted above, the scale of development does not accommodate an intensive use, and therefore, restricts the use of the platform, and the number of people who can be on the platform at one time. Whilst this does create a new form of development to the rear, it is assessed that the overall scale/size, and the addition of privacy screening would be deemed acceptable.

8.5.4 The neighbour also states that a site visit should be undertaken from the neighbouring property. A site visit was undertaken by the officer to the neighbouring property of no.81E.

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 external staircase, first-floor access platform and privacy screens are considered to be acceptable in terms of their scale, design and siting. Whilst the staircase would introduce a new feature to the rear of the property, it would not result in unacceptable harm to the character and appearance of the dwelling or surrounding area. Furthermore, the proposal would not give rise to any significant adverse impacts on neighbouring residential amenity in terms of overlooking, loss of privacy or overbearing impact. Subject to conditions securing the privacy screens and biodiversity enhancements, the development is considered to accord with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Perspective; Proposed elevations Rev A; Proposed Section; Proposed Lower Ground and Ground Floor Plans; Proposed Site Plan; Site Location Plan; 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.

02 The biodiversity enhancement scheme, as shown on 'P879_L_003_ Site Plan as Proposed & 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 protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the beneficial use of the staircase and platform hereby approved, the proposed privacy screens serving the northeast and southeast elevation at first floor level, shall be erected to a height of 1.8 metres above the level of the terrace and obscure glazed to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 were relevant to the determination of this application.

02 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.