

Delegated Decision Report

Application No:	25/0507	Statutory Period Expires:	7th October 2025
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Site:	91 Lighthouse Park Estate Beach Road St Brides Wentlooge Newport NP10 8ST		
Proposal:	REMOVAL OF EXISTING STEPS AND GALVANISED STEEL GRAB RAIL AND REPLACEMENT WITH MODULAR RAMP SYSTEM AND LEVEL ACCESS DOOR		
Applicant:	G Manley		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a detached park home situated within the Lighthouse Park Estate mobile home park in the Marshfield and Tredegar Park ward. The application site is situated within the countryside, Wentlooge Levels Special Landscape Area, Historic Landscape Area, Green Wedge, Undeveloped Coastal Zone and Flood Zone 3.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks planning permission for the construction of a front access modular ramp including two concrete platforms, and a galvanised handrail. The modular ramp platforms are made from an expanded metal mesh surface produced from mild steel. The proposed ramp would rise from the property entrance off Shaw Grove in a south westerly direction before plateauing and rising in a north easterly direction towards the main entrance of door of the dwelling. It will have a gradient of 1:12. The galvanised handrails will be coated in a 'warm touch' black powder for edge protection and measure 1000mm in height. There is an existing timber fence which will partially conceal the development.

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)

- 5.3.1 Policies GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design), SP3 (Flood Risk), SP5 (Countryside), SP7 (Green Wedge), SP8 (Special Landscape Areas), CE4 (Historic Landscapes, Parks, Gardens and Battlefields), CE6 (Archaeology), CE9 (Coastal Zone) and H14 (Caravans) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Landscape Officer: No objection

6.2 HENEB: No response received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15.08.2025.

7.1 NEIGHBOURS: 6no. neighbours were consulted. No representations were received.

7.2 WENTLOOGE COMMUNITY COUNCIL: No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is situated within countryside as designated by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) where development is strictly controlled and only development requiring a or development compatible with a countryside location will be considered favourably, in this case the park home is existing and no in-principle objection is raised to development incidental to the existing use. The application site comprises of a park home, policy H14 states that a park home will be assessed as any other application with residential use. Policies SP5, SP7 and SP8 generally seek to prevent inappropriate development in the countryside, protect the open character and appearance of the Countryside, Green Wedge and Special Landscape Area; and to prevent coalescence between urban areas. The site benefits from an existing residential use and the development is proposed to improve access for a less abled person, accordingly, no in-principle objection to the development has been identified.

8.2 Visual Amenity/ Character and Appearance.

8.2.1 While the proposal would be visible within the public realm, it is modest in scale, well contained within the application site, and partially screened by a low boundary fence. The proposed materials are considered appropriate for the site and its surrounding context. It is not considered that the proposal would appear incongruous or cause an unacceptable level of harm to the character and appearance of the area. Due to its limited scale, the development is not expected to impact the openness of the Countryside or Green Wedge. As the proposal is an addition to an existing property and is of small scale, it would not affect the Special Landscape Area or the Gwent Levels Historic Landscape. The Landscape Officer has offered no objection to the proposal. The proposal is therefore considered to comply with Policies GP6, CE4, SP5, and SP7.

8.3 Residential Amenity

8.3.1 Whilst the proposal would be sited immediately adjacent to the adjoining properties located on either side of the application site, the development proposed is of a small scale and would not result in an unacceptable level of harm to in respect of outlook, loss of light, disturbance or general living conditions. The proposals accord with policy GP2.

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. No biodiversity scheme has been submitted as a part of this application, however given the nature of works there is no reason that this could not be secured by a suitably worded condition.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the

application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.5 Flood Risk

8.5.1 The application site lies entirely within Flood Zone 3 as referred to in the Flood Maps for Planning. Given that this is an existing residential property, a Flood Consequences Assessment is not considered necessary in this case as the development would not result in an intensification of the existing use. It is not anticipated that the proposals would contribute to an increased flood risk on or off site. The proposals accord with policy SP13.

8.6 Other Matters

8.6.1 The application site is situated within an Undeveloped Coastal Zone. Given the small scale nature of the development, it is not considered that it would exacerbate the risks from erosion, flooding or land instability, in accordance with policy CE9. The proposed development is ancillary to an existing residential use therefore no conflict has been identified with the requirements of national planning policy which seeks to divert development away from the undeveloped coastal zone.

8.6.2 the application site is also situated within an Archaeologically Sensitive Area. It is not considered that there would be an impact on the Archaeological assets as a result of the proposal. HENEB have not commented on the proposals and such there is an assumption that there are no concerns with the scheme. The proposals accord with policy CE6.

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 development would be in keeping with the character and appearance of the host dwelling and surrounding area, with limited impact on the openness of the countryside, green wedge and Special Landscape Area. It would not have a significantly harmful impact upon residential amenity. It is considered that the proposal complies with the aforementioned policies and is considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Revised Site Location Plan, Side Elevation (C) – Proposed, Side Elevation (C) – Proposed, Front Elevation (A) – Proposed, Floor Plan - Proposed.

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 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme 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).

NOTE TO APPLICANT

01 The decision relates to the following plans: Side Elevation C – Existing, Side Elevation B – Existing, Floor Plan – Existing, Floor Plan – Existing, Revised Site Location Plan, Side Elevation (C) – Proposed, Side Elevation (B) – Proposed, Front Elevation (A) – Proposed, Floor Plan - Proposed.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, SP3, SP5, SP7, SP8, CE4, CE6, CE9 and H14 of the Newport Local Development Plan 2011-2026 (adopted January 2015) 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.