

# Delegated Decision Report

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|------------------------|----------------|----------------------------------|----------------------------|
| <b>Application No:</b> | <b>26/0546</b> | <b>Statutory Period Expires:</b> | <b>21st September 2026</b> |
|------------------------|----------------|----------------------------------|----------------------------|

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|-------------------|-----------------------------------------------------------|--------------|------------------|
| <b>Site:</b>      | <b>51 Dewsland Park Road Newport South Wales NP20 4EG</b> |              |                  |
| <b>Proposal:</b>  | <b>INSTALLATION OF EV CHARGING POINT</b>                  |              |                  |
| <b>Applicant:</b> | <b>R Hoyle</b>                                            |              |                  |
| <b>Type:</b>      | <b>Full</b>                                               | <b>Ward:</b> | <b>Stow Hill</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS</b>                            |              |                  |

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The application site is a two-storey, semi-detached property located within the Stow Hill ward. The property is located 25m from the St Woolos Conservation Area and 51m from the Clytha Conservation Area.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the installation of an EV charging point, located on the side elevation of the property. As there is no off-street parking associated with the property, the application also proposed a cross-pavement cable gully.

## 4. RELEVANT SITE HISTORY

4.1 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.

4.1.41 - To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.

4.1.55 As part of the overall approach to parking, local authorities should use charging policies for on-street parking and off-street parking, where it is under their control, to complement their land use policies and encourage the use of electric vehicles.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies CE6 (Archaeology), GP2 (General Amenity), GP4 (Highways and Accessibility),

GP5 (Natural Environment), GP6 (Quality of Design), SP1 (Sustainability) and CE7 (Conservation Areas) of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

#### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

- 5.4.1 The Parking Standards and Sustainable Travel Supplementary Planning Guidance is relevant to the determination of this application.

### 6. CONSULTATION RESPONSES

- 6.1 **Highways:** No objections.

- 6.2 **Principal Heritage Officer:** No objections.

### 7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: Neighbour notification letters were sent on 29.07.2026. 6no. neighbours were consulted. No representations were received.

### 8. ASSESSMENT

#### 8.1 Principle of Development

- 8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

#### 8.2 Visual Amenity

- 8.2.1 The proposed EV charging point would be installed on the side elevation of the dwelling. As the property is set back from the highway, the charging point would have limited visibility from the public realm. Given its modest scale and simple design, it is not considered that the proposal would have any significant impact on the character or appearance of the dwelling or the surrounding area, in accordance with policy GP6.

- 8.2.2 The application site is located 25m away from the St Woolos Conservation Area and 51m from the Clytha Conservation Area. The Principal Heritage Officer has been consulted on the application and confirms they have no objections to the proposals. It is considered that there would be no adverse impact on the character and appearance of either Conservation Area as a result of the proposals, in accordance with policy CE7.

#### 8.3 Residential Amenity

- 8.3.1 Given the location and scale of the proposals, it is not anticipated that there would be an adverse impact on the residential amenity of neighbouring occupiers.

#### 8.4 Highways

- 8.4.1 The proposals would not result in an impact on parking demand or highway safety. The introduction of EV charging infrastructure supports the shift towards more sustainable transport options and aligns with the aims of Planning Policy Wales Edition 12, which encourages the provision of infrastructure that supports sustainable travel. The Highways Officer has confirmed that they have no objections to the proposals, however advise that separate license will be required for any works undertaken in the footway. Overall, the proposals comply with policy GP4.

#### 8.5 Biodiversity

- 8.5.1 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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

- 8.5.2 In this case, a GI statement has been submitted to accompany the application, outlining that there is no opportunity to provide a net biodiversity gain. Whilst typically a biodiversity enhancement scheme would be requested, due to the limited scale of the development, it is not considered proportionate to request one in this case.

## **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 proposals would not result in an adverse impact on the character of the area or residential amenity. The proposals support the aims of Planning Policy Wales 12 and are considered acceptable.**

## **11. DECISION**

### **GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Drawings, Block Plan, Site Location Plan, EV Charger Details, Proposed Site - Photograph

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 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP1 and SP3 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.

03 It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of a public footway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the footway you must contact the Council's Highway Maintenance Team for further details.