

Delegated Decision Report

Application No:	25/1051	Statutory Period Expires:	13th March 2026
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Site:	<i>Rogerstone Library And Information Centre 168 Tregwilym Road Rogerstone Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF FABRICATED METAL ACCESS RAMP</i>		
Applicant:	<i>M Williams</i>		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

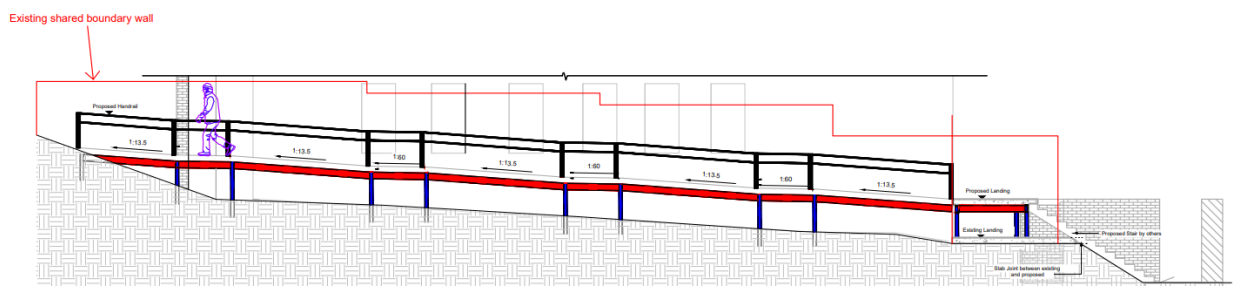
2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached Grade II listed building known as Rogerstone Library (listed building ref: 81345) situated within the Rogerstone West Ward. The host site currently contains a ramp and steps up to the entrance, with a low stone boundary wall and associated railings. There are residential properties surrounding the host site.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the installation of a fabricated metal access ramp to the North West of the host site, the ramp/railings would run parallel with the side elevation of the building between it and the side boundary wall. The works are proposed to provide a DDA compliant access to the building.

3.2 The ramp would be elevated above the existing sloping ground level and elevated by structural columns and structural beams. The ramp will be constructed of galvanised steel and have a dark grey anti-slip concrete coating finish. The handrails will be a 2-level handrail, with the top railing at 1000mm from the ramp and the secondary railing at 750mm from the ramp. The handrail will be powder coated steel in RAL 6005 Moss Green to match the existing railings on site.



3.3 Moreover, the front steps are proposed to be extended to meet the top of the ramp. The finish is in the same concrete anti-slip finish in dark grey.

- 3.4 Finally, a small section of the rear wall which demarcates the rear library garden is proposed to be widened by 535mm and the brick work quoin to be reinstated. The mortar has been confirmed to be lime based.

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.

4.4.5 Planning authorities should consider the needs of their communities and the visitors to their places. It is important that people are not excluded from places because the community facilities they need are not available. Local toilets, baby nappy changing facilities and changing places toilets can play an important role in making places accessible and inclusive for all.

5.3 Technical Advice Note

Technical advice note (TAN) 24: the historic environment

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE5 (Locally Listed Buildings and Sites)

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

Rogerstone Public Library is included in the statutory list as *“a well-designed small Edwardian library building in free classical style.”*

The building is principally viewed from Tregwilym Road to the south, where its richly decorated front is elevated above the low front wall at road level, and framed by its substantial side boundaries: a prominent position which contributes positively towards its setting (and therefore its significance). This setting has, however, been partially compromised by later-constructed access arrangements (ramp, railings and handrailing), which have eroded the green slope to the fore (see image below) and serve to visually distract from the asset itself. The existing access steps from road level also result from these alterations; being offset to north of the principal elevation and featuring a bright anti-slip finish, with associated modern nosing.

Approach from the south-east (along Tregwilym Road) allows for part-appreciation of the full-height side elevation of the asset over its substantial boundary wall, wherein the building's front elevation (with cartouche-decorated pediment), its tall chimney stacks and fine ridge cupola are most visually prominent. Within approach from the north-west, views of the side elevation are more limited due to the diminutive nature of the side annexe (set behind the high side boundary wall to the north), although the intersecting roof pitches with cupola, fine semi-circular doorway and oeil-de-boeuf porch window remain prominent.

This application proposes new access steps and a free-standing column-and-beam access ramp to the north-western side of the building, to enable direct access to (and from) the re-landscaped rear garden. The structure is to be set 50mm away from the building, meaning it is not attached to the asset. Minor modification of a lateral boundary wall will also be required to enlarge the garden gateway aperture, to ensure universal access. As proposed, the toothed red brick reveals to the existing masonry wall will be carefully reinstated to match the existing. Loss of the corresponding garden gate is of no concern, being evidently modern and of no historical interest.

Proposed materiality for the new is key, with principal concern being for the finished appearance of new steps to the fore, as they are proposed to increase in height to door threshold level. Revised information now states that these pre-cast concrete steps (and the ramp surface itself) will be coated in 'CooVar Suregrip'. Provided the darker 'Grey' colour is used, the visual impact of proposed height increase may be balanced against removal of the brighter, modern-finished currently in situ. The proposed handrailing will be powder-coated in *RAL 6005 Moss Green* to match the existing railings on site, thus reducing their overall visibility and harmonising them with existing arrangements.

Considering the modern nature of the existing access steps, the offset location of the proposed, and the relatively low visibility of the ramp structure to the rear, these works will result in only a minor level harm to setting (and therefore significance) of the GII listed asset. In my view, this harm may be balanced positively against the substantial public benefits brought by universal accessibility and continued viable use of this asset as a public library.

6.2 Environmental Health:

I refer to the above application passed to the Environmental Protection Team for comment.

I have no objections to the proposed installation of the fabricated metal access ramp in that the noise/dust impacts on the nearby residents will be insignificant.

6.3 Highways:

The ramp appears to improve access for those with disabilities, but would have no impact on highway. There are therefore no objections offered.

6.4 Newport Access Group: No comments received.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 16/12/2025, a Site Notice was put up on 19/12/2025. No comments received.

7.2 Rogerstone Community Council did not provide comment on the scheme.

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.

8.1.2 PPW 12 states within para 4.4.5 *Planning authorities should consider the needs of their communities and the visitors to their places. It is important that people are not excluded from places because the community facilities they need are not available. Local toilets, baby nappy changing facilities and changing places toilets can play an important role in making places accessible and inclusive for all.* It is considered that the ramp would provide access for disabled users to the rear garden of the library and this is a welcomed, inclusive addition, in accordance with Policy GP2 of the NLDP 2011-2026.

8.2 Visual Amenity/ Character and Appearance

8.2.1 When considering the scheme's visual impact, the building's Grade II listing requires compliance with the Historic Environment Act 2023, which obliges the Authority to give special regard to preserving or enhancing the area's character and appearance. The proposed ramp would sit 50mm away from the library, ensuring no physical harm to the historic fabric. It would be constructed from galvanised steel, finished in dark grey 'CooVar Suregrip', with powder-coated Moss Green handrails. The existing front steps would be extended to meet the ramp and are finished in the same material.

The Heritage Officer advises that the chosen material finishes would harmonise with existing site conditions, and that the modest increase in the height of the steps is offset by the removal of the current bright, modern finish. It is also noted given that the ramp is set back into the site, it is not overly prominent within the streetscene. They conclude the works would result in only minor harm to the setting of the listed building. The officer further

adds, this limited harm is outweighed by the significant public benefits of improved accessibility and the continued viable use of the building as a public library. The proposal is therefore considered to only cause a minor visual impact over the existing situation and to the setting and would primarily preserve the setting of the Listed Asset in accordance with the Historic Environment Act Wales 2023.

- 8.2.3 There is also a small section of the rear wall, as shown in the photo below, proposed to be removed, to make the access wider for the ramp. The applicant has stated that 535mm is proposed to be removed, and the brick work quoin will be reinstated. The Heritage Officer does not raise concern over this, and the applicant has confirmed that the mortar used in the reconstruction will be lime-based. This can be controlled via condition.



8.3 Residential Amenity

- 8.3.1 It is considered that the finish of the steel ramp and steps would be in 'CooVar Suregrip'. This will limit noise disturbance to the neighbouring property of no. 170 Tregwilym Road. The Environmental Health have not raised noise concern as an issue here.

Moreover, the ramp is positioned to the northwest of the site, adjacent to the shared boundary with No. 170. The applicant has provided level details for both the boundary wall and the proposed ramp, confirming that the ramp would sit approximately 1.6 m away from the boundary. Based on the submitted plans, the existing boundary walls would screen the majority of views toward No. 170 Tregwilym Road. The lowest point of the boundary wall in relation to the ramp's floor level is toward the bottom of the ramp at 1.4m above the ramps floor level. This is adjacent to the neighbouring dwellings side wall as shown below. There are no windows within the side of the dwelling, and given the set away and the relationship adjacent to the side alley, it is not unacceptable. Furthermore, toward the top of the ramp, the height of the wall adjacent to the ramp level would be approximately 1.7m. It is considered that the ramp meets the existing land level to the rear of the library, and therefore, this relationship is not worse off over the existing relationship. Given the set away also, it is deemed acceptable in this instance.

170 Tregwilym Road side boundary:



Standing on the rear garden level where the ramp will end (looking toward no.170):



8.4 Movement

- 8.4.1 The Highways officer has no objection to the application and states that the ramp would improve disabled access to the building. Therefore, the scheme accords 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, given the scale of development, this can be reasonably conditioned.

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 ramp provides important accessibility benefits and supports the continued use of the library, with only minor harm to the listed building that is justified by these public gains. The works are acceptable in visual, residential, and highway terms, and any heritage or biodiversity matters can be addressed through conditions. Overall, the scheme is considered policy-compliant and acceptable

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Rogerstone library existing and proposed front elevation; Rogerstone Library existing side elevations; Rogerstone Library side elevations; Rogerstone library ramp height 2; Rogerstone library ramp height; Heritage Drawings; Existing and Proposed Rear Elevations; Proposed Block Plan; Site Location Plan; Existing Block Plan; (002)-NPS - Minor A3 Landscape.; 23343-V1 - Structural General Arrangement; Further material correspondence email from Sam Moore 13/02/2026; Emails confirming coating of steps and ramp; Rogerstone library picture 1; Rogerstone library picture 2; Rogerstone library picture 3; Rogerstone library picture 3
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 finish of the ramp and front steps shall be that of CooVar Suregrip in dark grey as stated within document '*Emails confirming coating of steps and ramp*', and the handrail shall be of powder coated steel in RAL 6005 Moss Green as stated in document: '*Further material correspondence email from Sam Moore 13/02/2026*', and shall be retained as such in perpetuity thereafter.
Reason: To protect the Grade II listed asset in accordance with The Historic Environment Act Wales 2023.

03 During the reconstruction of the stone quoins on the rear boundary wall, the mortar used shall be lime based mortar only.
Reason: To ensure the wall is reconstructed in a satisfactory manner.

04 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 development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE5 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.