

Delegated Decision Report

Application No:	26/0319	Statutory Period Expires:	14th July 2026
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Site:	81 Larch Grove Malpas Newport NP20 6JB		
Proposal:	PLATFORM LIFT TO THE FRONT OF THE HOUSE		
Applicant:	J Abraham		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a one of a pair of semi-detached dwellings located within the Malpas ward. To the front, the site contains a driveway and front garden with steps leading up to the front porch.

3. DESCRIPTION OF DEVELOPMENT

3.1 Evidence has been provided by the applicant to demonstrate that a level wheelchair access is required for the resident to access the property. This application therefore seeks planning permission for the installation of a platform lift to the front of the dwelling. The front porch is currently accessed by 3no steps which would be removed and rebuilt wider, the platform lift would be sited in front of the steps and accessed from the driveway with the user returning toward the dwelling along the new level path to the front porch.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
90/1282	SINGLE STOREY EXTENSION TO DWELLING	GRANTED WITH CONDITIONS	21/01/1991

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)

- GP2 – General Amenity
- GP4 – Highways and Accessibility

- GP5 – Natural Environment
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- House Extensions and Domestic Outbuildings

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: No objection. The proposals improve access but have no impact on highway matters.
- 6.2 Landscape: No objection. Some appropriate ornamental shrub planting and a small ornamental tree to offset the visual impact of the new lift on the streetscape from the highway/footway would be welcomed.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 05/05/2026.

- 7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed development would be sited to the front of the property and would measure an overall width of 4.35m and depth of 3.6m. The walls would be constructed of brick to match the host dwelling, and the handrails would be galvanised steel colour coated black.

The front of the property currently contains a driveway that runs from the back of the pavement to the side of the dwelling and in front of the dwelling there is a grassed area containing an established hydrangea. Part of the grassed area would be lost to the development, however, an approximate 3.3m by 5m area would remain to the front of the development as well as the boundary hedge and hydrangea. Whilst the development would extend forward of the principal elevation of the property, it would be set back 3.3m from the highway. Due to level changes, the height of the development alters however it would be built at a maximum height of 1.9m (0.9m wall and 1m handrail). The handrail would be colour coated black and would contain gaps, allowing views through, reducing the massing of the structure. The development would appear domestic in nature and the retention of some of the green infrastructure would help soften the appearance and impact of the development.

Overall, it is considered that the proposed development, owing to its location, scale and design would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the host dwelling and wider streetscape.

8.2 Residential Amenity:

The property is one of a pair of semi-detached properties both of which have ground floor windows that appear to serve habitable rooms in very close proximity to the shared boundary. The Council's 'House Extensions and Domestic Outbuildings' Supplementary Planning Guidance advises that development should not substantially reduce natural light (whether direct or diffuse), privacy or perceived space in neighbours' habitable rooms. The proposed works would consist of a raised platform to provide level access to the dwelling. The development would be set approximately 1.15m from the shared boundary and 1.25m forward of the main dwelling, inline with the front porch. On the adjoining neighbour's side, the development would measure a maximum height of 1.8m, including the brick wall (0.8m) and handrail (1m). There is an existing hedge that runs along the shared boundary that is to be retained.

In terms of the potential impact on the amenity of the occupiers of the adjoining property, whilst the development would be in close proximity to the shared boundary, owing to its height, it is not considered that it would result in a harmful loss of perceived space or light. In terms of privacy, whilst the development consists of a raised platform, it is to be used as a level access to the property and not as amenity space. It is therefore anticipated that

limited time would be spent on the raised area. It is also worth noting that owing to the height of the platform, and the presence of the handrail and existing hedgerow, there would be limited views. Overall, owing to the location, scale and design of the proposed development it is not considered that it would result in a harmful loss of privacy.

8.3 **Biodiversity:**

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 LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Whilst the applicant has not indicated any measures as part of the application, it is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

8.4 **Personal circumstances:**

This application is to facilitate access to a domestic property for the benefit of a person with a disability and to enable safe, sufficiently spacious and level access within the plot to the main door. The topography of site means a mix of ramped and lift access is favoured and limited alternatives exist to achieve the required adaptations. In this case, it is considered that the works have limited visual impact and are not of demonstrable harm. Notwithstanding, weight is afforded to the personal need for accessible access to the property as a consideration in favour of a grant of planning permission and in accordance with the public sector equality duty.

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 On balance, it is considered that the proposed development would be acceptable and it is therefore recommended that planning permission is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Access Drawing No.02 Revision B.

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 scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

03 The proposed finishes for the walls and handrails shall be implemented in accordance with the approved plans and shall be retained for the lifetime of the development and shall at no time be altered or replaced unless like for like.

Reason: To ensure the development is completed in a manner compatible with its surroundings. Policy GP2 of the LDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing Access Drawing No.01 and Proposed Access Drawing No.02 Revision B.

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