

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR



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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Sarah

Surname

Thomas

Company Name

Address

Address line 1

2 High Cross Close

Address line 2

Rogerstone

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP10 9DH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Our property is a 1930's bungalow which is in need of renovating. We recently had new facias and soffits and were advised we would need a new roof within the next year or so.

Our proposal is to change the shape of the roof from hip to A frame, this is in line with the majority of the bungalows on High Cross Lane (the street adjacent and in sight of our property). At the rear of the property we would like to replace the current dorma with an inverted balcony (it won't extend beyond the current walls). Replace the current ladder staircase, with a staircase that complies with building regulations and convert the current attic to a bedroom with an en suite.

The roof will be the same pitch as the current porch at the front of the property. The roof will also provide a screen for the raised amenity space, so the inverted balcony will not overlook neighbouring properties. There are no properties at the rear and the balcony will not overlook a public highway due to the topography.

Similar to our neighbours next door, we would like to extend at the side and back with a single storey extension which will replace the garage that is there at the moment (this set behind the property). This would increase the size of the current kitchen and would allow us to move the bathroom to provide room for the altered staircase.

The extension will not be disproportionate to the size of the property and the space around it. Due to the size of the garden, even with the extension there will still be abundant amenity space. As a single storey extension which will mostly replace the existing garage, it will not impede on the perceived space or privacy of neighbours.

The existing pebble dash which is in a state of disrepair will be removed and rendered at the front of the property to fit in with the current street scene. We will use cladding at the rear which cannot be seen from the street, this will modernise the appearance and allow us to tie in the extension by using the same materials.

We have given consideration to future use of the property as a bungalow, hence maintaining a bathroom on the ground floor. Also all doorways and hallways in the extension will allow for wheelchair access.

The drive to the front of the property will currently allow for 3 vehicles to be parked perpendicular to the highway, in future an extended drop curb would make this more accessible.

There will also be sufficient space left at the side of the property following the extension to allow for bicycles to be stored in a shed at the rear or side conforming to British security standards.

Materials

Main roof - slate

Extension and dorma roof - rubber

Walls at front and side - render

Walls to rear, single storey extension and dorma - composite cladding

Balustrade - clear glass

Underside of roof / balcony roof - composite cladding

Has the work already been started without planning permission?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- Yes
 No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

- Yes
 No

(ii) alterations or enlargement to your roof?

- Yes
 No

(iii) the loss of any trees or hedgerows?

- Yes
 No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Conclusion of their findings:

Based on the information submitted, there would be no in principle objections to the scheme, however further information is required to fully assess the impact on nearby properties and the street scene. With the submission of a full application, the following is required:

- Full application form
- Planning fee
- O.S. based site location plan outlining site in red and any other land within the control of the applicant in blue – north arrow to be shown.
- Existing and Proposed Floor Plans and Elevation Plans, including details of the materials used
- Parking plan
- Biodiversity Enhancement Scheme.

While the Council will endeavour to keep pre-application enquiries confidential you should be aware that if for any reason any request for submitted information to remain confidential is subsequently found to be inadequate by the Information Commissioner, following any request under the Freedom of Information Act 2000, the Council will not be held responsible.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Sarah

Surname

Thomas

Declaration Date

16/06/2025

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Miss

First Name

Sarah

Surname

Thomas

Declaration Date

16/06/2025

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sarah Thomas

Date

17/06/2025