

Our Ref: GP/752  
Your Ref:

Planning Services  
Newport City Council  
Civic Centre  
Newport  
NP20 4UR

12 December 2024

Dear Sirs

**Re: HILLCROFT, LLANDEVAUD NEWPORT NP18 2AD:  
Erection of a replacement dwelling house and associated hard landscaping.**

Newport City Council approved a planning application (20/0358) on 16 July 2020 for the construction of a replacement dwelling house at the above site.

The construction of the replacement house has been partially completed, albeit with some minor yet material deviations from the approved scheme.

An application reference 23/0853 was made to the Council on 21/09/2023 seeking retrospective approval for these amendments together with consent for further (but as yet not implemented) alterations to the originally approved scheme. This application was refused by the LPA on 07 December 2023 and the decision was subsequently upheld at appeal.

However, both the LPA and the planning inspector deemed that the work which deviated from the original approval, and which had already been carried out was acceptable.

This application seeks retrospective approval for this development and approval for more modest proposed additional work. This includes a simpler canopy over the front entrance and replacing the approved car port with an utility room. Car parking for a minimum of three cars is provided. The LPA reported this to be accepted in a Pre-application Report dated 07/11/2024.

If you require any additional information, please contact me.

Yours faithfully,



Gareth Price

ENCLOSED:

- o Completed application for including Ownership Certificate A and Agricultural Holdings Declaration.
- o Proposed drawings 752/3/01 to 05 inclusive.
- o Drawings 1817/1 & 2 showing Floor plans and elevations of the original house prepared by FG Design and used with permission.
- o Photographs of the partially built house.
- o Materials and finishes schedule.
- o Construction Environmental Management Plan (CEMP).
- o Planting and Maintenance Specification.

cc Mr E Ivins