

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

Tanglewood

Address Line 1

Tregarn Road

Address Line 2

Langstone

Town/city

Newport

Postcode

NP18 2JS

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

Easting (x)

338259

Northing (y)

190564

Description

Applicant Details

Name/Company

Title

Mrs

First name

Taryn

Surname

Tilley

Company Name

Address

Address line 1

Tanglewood, Tregarn Road

Address line 2

Address line 3

Town/City

Langstone, Newport

Country

United Kingdom

Postcode

NP18 2JS

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

increased height of dormer bungalow to create additional first floor accommodation. conversion of garage and a single storey extension to link garage to house

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

The property is a detached three-bedroom bungalow with rear dormer roof extension located in a raised position, set back from the highway at Tregarn Road behind a stone dwarf wall and railings. The curtilage comprises of a hard paved front parking area and enclosed private rear garden with detached garage to the side/rear.

The property is located within the urban boundary in a residential street having a wide variety of house styles and a very pleasant visual amenity. It is also noted that neighbouring dwellings vary in scale with a mixture of two storey and single storey properties in close proximity to the site. Therefore, there is no objection in principle to the proposed increase in ridge height and additional first floor accommodation. However, in the interests of visual amenity and in order to ensure that the design would harmonise with the neighbouring properties, the height of the dwelling should not exceed that of the two storey neighbour to the south-west.

There is a good degree of separation between the property and its neighbours, however, it is noted that there is a first floor window serving no.7 Tregarn Road in the north-east side elevation. The proposals would result in the creation of additional first floor accommodation in close proximity to this window. It is not known at this time what this window serves and a full assessment would need to be carried out at such time that a formal application were received. This would give substantial weight to adopted Supplementary Planning Guidance on House Extensions and the matters of overbearing effect and impact upon light and privacy of neighbouring occupiers would be material considerations. I would have concerns about the acceptability of the proposals in terms of potential impact on the window mentioned above if it serves a habitable room and is therefore protected for the purposes of the adopted SPG.

I note that windows are shown at first floor level in both side elevations on the proposed plans. As these would be orientated towards the neighbouring properties, they have potential to impact on neighbouring privacy and amenity and a full assessment would need to be undertaken as part of a formal application at which time a site visit would be undertaken. I note that the bedrooms that these windows serve would also have windows in the rear elevations and so the side windows could be removed or conditioned to be obscure glazed if required.

There is ample parking provision and there is no objection to the proposals from the Council's Highways officers.

Conclusion

Subject to the ridge height not exceeding that of the two storey neighbouring dwelling there is no objection to the raising of the ridge height and additional first floor accommodation. I would advise that you consider alternative materials, as per my comments above in order for the scheme to be supported

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

Mrs

First Name

Taryn

Surname

Tilley

Declaration Date

12/12/2024

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

Mrs

First Name

Taryn

Surname

Tilley

Declaration Date

12/12/2024

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

Taryn Tilley

Date

20/12/2024