



Llywodraeth Cymru
Welsh Government

Application for a non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Graham		
Last name:	Fitzgerald				
Company (optional):					
Unit:		House number:	13	House suffix:	
House name:					
Address 1:	Ridgeway Avenue				
Address 2:					
Address 3:					
Town:	Newport				
County:	Gwent				
Country:					
Postcode:	NP20 5AH				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	13	House suffix:	
House name:					
Address 1:	Ridgeway Ave				
Address 2:					
Address 3:					
Town:	Newport				
County:	Gwent				
Postcode: (optional)	NP20 5AH				

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”.

Easting:		Northing:	
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Description:

Site location is listed within Planning approval 24/1011 - drawing 24-2239-DWG-01 refers.

4. Pre-application Advice

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

Yes



No

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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).

Please tick if the full contact details are not known, and then complete as much possible:

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Officer name:

Marnie Ostler

Reference:

N/A - Email correspondence

Date (DD/MM/YYYY): (must be pre-application submission)

Details of the pre-application advice received:

From the plan provided, I can see the materials have now been changed to not match that of the existing dwelling, which in my informal opinion would not constitute permitted development as The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1. Therefore, a non-material amendment could be submitted to vary condition 01 (plans) of the approved scheme, and also to remove condition 03 (materials), to remove the condition to state materials should match. Given the previous application was approved, a free submission does not apply in this case and a NMA fee is £35.

5. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

Yes



No

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If you have answered No to this question, you cannot apply to make a non-material amendment.

6. Authority Employee/Member

With respect to the Authority, I am:

- 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

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No

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If Yes, please provide details of the name, relationship and role:

7. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

Application Type: Full
Proposal: PROPOSED SINGLE STOREY EXTENSION TO THE REAR

Reference number:

24/1011

Date of decision (DD/MM/YYYY):

23/01/2025

For the purpose of calculating fees, which of the following best describes the original application type?

Householder development: development to an existing dwelling-house or development within its curtilage

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Other: anything not covered by the above category

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8. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make:

A considerably smaller (1.5m instead of 2.9m depth) extension is proposed. The smaller dimensions will provide a more proportioned extension in relation to the original building. Additionally, this will have lesser impact on both the neighbour's visibility of the new structure and reduced visibility from the avenue. The materials to be used in the construction of the build will differ from the original building, however they will be fully compliant with current building regulations and will compliment the current exterior of the building.

Are you intending to substitute amended plans or drawings?

Yes



No

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If Yes, please complete the following:

Old plan/drawing number(s):

24-2239-DWG-02

New plan/drawing number(s):

24-2063-DWG-10A

Please state why you wish to make this amendment:

After considering the practical structural implications of complying with the approved planning application which required the use of very large/heavy weight bearing beams and the considerable support and protection required to enable a 'build over' of the existing sewer pipes etc. - coupled with the limited accessibility for such materials to be located at the point of use - a considerably smaller (1.5m instead of 2.9m depth) extension is proposed. The materials to be used will differ from the original building ,however, the more compact size and proposed finish will be very sympathetic to the existing building and every effort will be made to fully integrate the revised extension into the current building's overall appearance.

9. Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.

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The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.

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The correct fee.

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10. Declaration

12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

13. Site Visit

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

Yes

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No

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

Agent

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Applicant

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Other (if different from the agent/applicant's details)

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If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: