

# Newport City Council

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

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planning@newport.gov.uk  
www.newport.gov.uk



## Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

### 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

74

Suffix

Property Name

Address Line 1

Graig Park Road

Address Line 2

Town/city

Newport

Postcode

NP20 6HD

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

Easting (x)

330664

Northing (y)

190287

Description

### Applicant Details

## Applicant Details

### Name/Company

Title

Mr

First name

Luke

Surname

Meates

Company Name

### Address

Address line 1

74 Graig Park Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 6HD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Mr

First name

Taylor

Surname

Rees

Company Name

Address

Address line 1

29 Anderson Place

Address line 2

Address line 3

Town/City

Newport

Country

Postcode

NP20 6QR

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Extending the Ground floor with a single storey extension to match the existing house materials, in accordance with 'Permitted development rights for householders: technical guidance'

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

All works will be in accordance with 'Permitted development rights for householders: technical guidance'

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

324 - 100 - Existing Plans  
324 - 101 - Existing Elevations  
324 - 111 - Proposed Plans  
324 - 112 - Proposed Elevations  
324 - 113 - Proposed Site Plan

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

All works will be in accordance with the 'Permitted development rights for householders: technical guidance'

## 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

## 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

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

# Declaration

To submit your building control application you must agree to the below declaration.

I/We hereby apply for Lawful development: Proposed use 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.

Lawful development: Proposed use: Lawful development: Proposed use I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- 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

Taylor Rees

Date

18/04/2025