

Newport City Council

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

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www.newport.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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			
The Long House			
Address Line 1			
Blacksmiths Way			
Address Line 2			
Coedkernew			
Town/city			
Newport			
Postcode			
NP10 8TR			

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

Easting (x)	Northing (y)
327500	184577
Description	

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Atherton

Company Name

Address

Address line 1

The Long House

Address line 2

Blacksmiths Way

Address line 3

Coedkernew

Town/City

Newport

Country

United Kingdom

Postcode

NP10 8TR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 22/0341

Application Type: Outline

Proposal: OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF 2 NO. DETACHED DWELLINGS TO THE REAR OF THE EXISTING HOUSE (THE LONGHOUSE) WITH DOUBLE GARAGES

Site/Location: The Long House , Blacksmiths Way, Coedkernew, Newport, NP10 8TR

Decision Date: 17th November 2022

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 8th April 2022. The application has been:

Granted with Conditions

(Full Notice of Decision document included in upload)

Reference number

22/0341

Date of decision (date must be pre-application submission)

17/11/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Standard Conditions - 03

The development to which this permission relates must be begun not later than whichever is the later of the following dates:
the expiration of THREE YEARS from the date of this permission; or the expiration of TWO YEARS from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Please see Covering Letter submitted.

Progression to full planning was unfortunately delayed due to a number of unforeseen circumstances beyond my control. Specifically:

1. Significant changes in personal circumstances, including a prolonged period of ill health for my father which required my direct support and attention.
2. Ongoing challenges arising from a high-conflict divorce over the past two years, which have unavoidably impacted my ability to move the development forward within the expected timeframe.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

outline planning extension for 2 years to allow full planning to be submitted by 17/11/2027

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email(s) to Adam Foote

Date (must be pre-application submission)

23/07/2025

Details of the pre-application advice received

From: Foote, Adam (Principal Planning Officer) Adam.Foote@newport.gov.uk

Sent: 23 July 2025 11:09

To: email@neilatherton.co.uk

Subject: RE: Application No: 22/0341 The Long House NP10 8TR

Sensitivity: Confidential

Morning

You have 2 options; you can either submit the application via the planning portal:

Or, you can complete the relevant form and submit this to the Council directly with any supporting plans/information relevant to the application.

I would encourage you to submit all of the previously approved plans and supporting documents with the application.

I hope this is of assistance to you, if you need anything further please let me know.

Kind regards

Adam

From: email@neilatherton.co.uk

Sent: 23 July 2025 10:50

To: Foote, Adam (Principal Planning Officer) Adam.Foote@newport.gov.uk

Subject: RE: Application No: 22/0341 The Long House NP10 8TR

Sensitivity: Confidential

Good Morning Adam,

I trust you are well. I would like to go ahead with applying for an extension to the validity of the outline planning permission on The Long House NP19 8TR.

Are you able to provide some guidance / assist with this please?

Kind regards,

Neil

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

Mr

First Name

Neville

Surname

Atherton

Declaration Date

21/09/2025

☒ 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

Mr

First Name

Neville

Surname

Atherton

Declaration Date

21/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Neil Atherton

Date

21/09/2025