

Regeneration and Economic Development
Adfywio a Datblygu Economaidd



Civic Centre/Canolfan
Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

NEWPORT
CITY COUNCIL
CYNGOR DINAS
CASNEWYDD

The Occupier/Owner
Park Dene
74 Cefn Road
Rogerstone
Newport
South Wales
NP10 9AS

22nd July 2025

Dear Occupier

APPLICATION NO: 25/0547

PROPOSAL: PROPOSED DETACHED SINGLE GARAGE

SITE: 72 Cefn Road Rogerstone Newport NP10 9AS

APPLICATION TYPE: Full

The Authority has received an application for planning permission for the above development. The plans and documents relating to the application can be viewed at www.newport.gov.uk. If you do not have access to the internet please contact the case officer.

Any person, who wishes to comment on an application, should do so via the planning database by searching for the relevant application (quoting the application number) and then clicking '**comment on this application**'. Alternately, comments may be made in writing to the Head of Regeneration and Economic Development, Newport City Council, Civic Centre, Newport, NP20 4UR. Observations will be carefully considered prior to any decision being made. You will not receive an acknowledgement and the onus is upon you to monitor progress of this application if interested.

Any comments should be received in this office within 21 days from the date of this letter, quoting the application number. We will endeavour to upload any written representations you submit in relation to the application within 10 working days of its receipt by us.

When submitting your comments, please note that the Council would encourage you to include both your name and postal address. If you do not, your comment will be treated as anonymous, and may be afforded limited or no weight as part of the consideration of the application. A brief guide to the decision-making process is printed overleaf.

Your comments will be open to inspection and examination by the public as required under the Access to Information Act. Please note they will be published on the Council's website. Your name, signatures, personal telephone numbers and e-mail addresses are redacted before being published online but your address will be made available.

Your faithfully

Kelsey Parsons
Kelsey Parsons



Ask for/Gofynnwch Kelsey Parsons
Our Ref/Ein Cyf CONNL/ 25/0547
Your Ref/Eich Cyf
Tel/Ffôn 01633 656656
Direct Dial/Rhif Union 01633 839893
DX 99463 Newport (Gwent) 3
E-Mail/E-Bost planning@newport.gov.uk

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Annwyl Breswlydd

RHIF CAIS: 25/0547

CYNNIG: PROPOSED DETACHED SINGLE GARAGE

SAFLE: 72 Cefn Road Rogerstone Newport NP10 9AS

MATH O GAIS: Full

Mae'r awdurdod wedi derbyn cais am ganiatâd cynllunio ar gyfer y datblygiad uchod. Gellir gweld y dogfennau a'r cynlluniau sy'n ymwneud a'r cais trwy ymweld â'r wefan ganlynol www.newport.gov.uk. Os nad oes gennych chi fynediad i'r rhyngwyd, cysylltwch â'r swyddog achos.

Dylid unrhyw berson sy'n dymuno rhoi sylwadau ar y cais, gwneud trwy chwilio'r gronfa data am y cais perthnasol (gan ddyfynnu'r rhif cais) ac wedyn clicio '**Gwneud sylwadau ar gais cynllunio**'. Fel arall, gellir sylwadau cael eu cyflwyno i Bennaeth Adfywio a Datblygu Economaidd, Cyngor Dinas Casnewydd, Canolfan Ddinesig, Casnewydd, NP20 4UR. Eich cyfrifoldeb chi yw hi i fonitro cynyddiad y cais os ydych yn chwilfrydig.

Dylid derbyn unrhyw sylwadau yn y swyddfa yma o fewn 21 diwrnod o ddyddiad y llythyr yma, gan ddyfynnu'r rhif cais. Fe fyddwn yn ymdrechu i lwytho unrhyw sylwadau y byddwch yn cyflwyno mewn perthynas â'r cais o fewn 10 diwrnod gwaith i ni eu derbyn.

Pan fyddwch chi'n cyflwyno eich sylwadau, nodwch byddai'r cyngor yn eich annog chi i gynnwys eich enw a'ch cyfeiriad post. Os na fyddwch chi'n gynnwys y wybodaeth yma, bydd eich sylwadau yn cael eu trin yn ddienw, ac efallai na fydd y sylwadau yn cael eu trin gyda'r un pwysau cyfyngedig neu ddim pwysau o gwbl, fel rhan o'r broses ystyried ceisiadau. Mae canllaw byr yn esbonio'r broses o wneud penderfyniad wedi'i argraffu drosodd.

Fe fydd eich sylwadau yn agored i'w gael eu harchwilio gan y cyhoedd, fel sy'n ofynnol gan Ddeddf Mynediad i Wybodaeth. Fe fydd eich new, llofnodion, rhif telefon personol a'ch cyfeiriad e-bost yn cael eu golygu neu gyhoeddi ar-lein, ond fe fydd eich cyfeiriad post ar gael.

Yn gywir

Kelsey Parsons
Kelsey Parsons

A GUIDE TO THE PLANNING PROCESS

A Planning Application – *Your Chance to Comment*

1 Why you are being consulted

- (a) Someone has made a planning application for a proposal which may affect your property; and
- (b) The Council has a duty to consult about planning applications to ensure that those people who may be affected are made aware and have an opportunity to make comments.

2 What can you do?

- (a) Consider the site/description of the proposed development given in enclosed letter.
- (b) Look at the plans submitted with the application, at www.newport.gov.uk or by visiting the Information Station.
- (c) If you require any further information about the planning application, a duty officer is available to provide general planning advice on Mondays and Thursdays by calling 01633 656656 or visiting the Information Station. If you want further information please contact the officer dealing with the application (contact details are at the top of the letter).
- (d) If it is your neighbour who has applied for permission to extend his/her house you can call round and ask him/her about it. However, you should also check the facts with the Planning Department or the plans shown online.
- (e) If you wish to make any comments, this must be done in writing (letter or online), to the Head of Regeneration and Economic Development, Civic Centre, Newport, NP20 4UR This may include registering your wish to speak at Planning Committee, should the application be or become a Committee decision. There is a deadline to request to speak (see note 6 below): please refer to the Protocol at www.newport.gov.uk
- (f) If you are concerned about the proposal you may also speak to your Ward Councillor on the issue. You can find out who your Ward Councillor is by telephoning the Contact Centre on 01633 656656, or visiting www.newport.gov.uk.
- (g) If you are disabled and are unable to visit the Information Station, or view the application online, you may contact the Planning Officer who is dealing with the application whose name and telephone number is printed overleaf to arrange a home visit.

3 What happens to your comments?

The Planning Officer will consider your comments along with Government advice/planning policies and other consultation responses before making a recommendation. A summary of comments received appears on all planning schedules. Please note that comments received after the closing date will not usually appear on the printed schedules; and therefore cannot be guaranteed to be reported, unless by prior agreement with the Planning Officer in exceptional circumstances. Please note your comments will be published on our website along with your address.

4 What decisions can be made?

The proposal could be:

- (a) amended (you may be notified again if the changes are significant);
- (b) approved, possibly with conditions; or
- (c) refused.

5 Who makes decisions on planning applications?

- (a) The Planning Committee - This is made up of elected councillors – Decisions are made on the basis of a written report which will summarise all comments made in writing received by the Council prior to the closing date for comments. The Planning Committee normally deals with large scale or contentious applications. Members of the public can speak at Committee subject to rules set out in the Protocol at www.newport.gov.uk.
- or
- (b) Delegated Powers - Planning Officers (professionally qualified officials) can decide applications. Decisions are made on the basis of a written report which summarises all comments received. A schedule of reports detailing the decision taken is published weekly on our website. Any elected member may, up to the time of determination, ask that the application be considered by the Planning Committee, giving planning reasons for their request.

6 How will you find out what has happened to the application?

You should telephone or contact the officer named in the letter who can advise you whether and when it is to be considered by the Planning Committee. Members of the public may attend meetings of the Planning Committee and speak in accordance with the protocol on Public Speaking at Planning Committee. (Details are available from Case Officer or on the Council's Web Site.) Requests to speak at Planning Committee must be made in writing by 4.30pm on the Thursday in the week before the Planning Committee Meeting. Please refer to the Protocol for full details or contact the case officer. You will need to contact the case officer to find out if the application is going to Committee and when. You can track process of the application, or view the final decision and the Officer Report online at the website above.

7 Applicant's right of appeal

If the planning application is refused, the applicant has a right to appeal against the Council's decision. The appeal becomes the responsibility of the Planning and Environment Decisions Wales (PEDW), part of the Welsh Government – who will then determine the appeal. If an appeal is submitted, you will then be notified and will have an opportunity to make comments PEDW. Please note that only the applicant has the right of appeal in respect of a Planning decision.

CANLLAWIAU AR GYFER Y BROSES GYNLLUNIO

Cais Cynllunio – *Eich Cyfle i Wneud Sylwadau*

1 Paham yr ymgynghorir a chwi

- (a) Mae rhywun wedi gwneud cais cynllunio ar gyfer cynnig a all effeithio ar eich eiddo: ac
- (b) Mae gan y Cyngor ddyletswydd i ymgynghori ynglŷn â cheisiadau cynllunio er mwyn sicrhau fod y bobl y gall effeithio arnynt yn ymwybodol a bod ganddynt gyfle i wneud sylwadau.

2 Beth allech chi ei wneud?

- (a) Ystyried safle/disgrifiad y datblygiad arfaethedig a roddir yn y llythyr a amgaeir.
- (b) Edrych ar y cynlluniau a gyflwynwyd gyda'r cais ar www.newport.gov.uk neu drwy ymweld â'r Orsaf Wybodaeth.
- (c) Os ydych angen rhagor o wybodaeth ynglŷn â'r cais cynllunio, bydd swyddog ar ddyletswydd er mwyn darparu cyngor cyffredinol ynglŷn â chynllunio dydd Lluna dydd Gwener drwy ffonio 01633 656656 neu drwy ymweld â'r Orsaf Wybodaeth. Os ydych eisiau rhagor o wybodaeth cysylltwch â'r swyddog sy'n delio gyda'r cais (mae manylion cyswllt ar ddechrau'r llythyr).
- (ch) Os mai eich cymydog sydd wedi ceisio am ganiatâd cynllunio i ehangu eu tŷ, gallwch alw draw i siarad â nhw amdani. Er hynny, dylech chi dal i wirio'r manylion gyda'r adran cynllunio neu'r cynlluniau wedi'u harddangos ar-lein
- (d) Os ydych eisiau gwneud unrhyw sylwadau, mae'n rhaid eu gwneud yn ysgrifenedig (llythyr neu e-bost), at Bennaeth Adfywio, Buddsoddi a Thai, Y Ganolfan Ddinesig, Casnewydd, NP20 4UR, neu thrwy e-bost i planning@newport.gov.uk. Gall hyn gynnwys cofnodi eich cais i siarad yn ystod y Pwyllgor Cynllunio, os daw'r cais yn benderfyniad i'r Pwyllgor. Mae dyddiad cau er mwyn gwneud cais i siarad (gweler nodyn 6 isod): cyfeiriwch at y Protocol ar www.newport.gov.uk.
- (dd) Os ydych yn pryderu am y cynnig gallwch hefyd siarad gyda'ch Cynghorydd Ward ynglŷn â'r mater. Gallwch ddarganfod pwy yw eich Cynghorydd Ward drwy ffonio '92r Ganolfan Gyswllt ar 01633 656656, neu drwy ymweld â www.newport.gov.uk.
- (e) Os oes gennych anabledd ac nid ydych yn gallu ymweld â'r Orsaf Wybodaeth, neu edrych ar y cais ar-lein, gallwch gysylltu â'r Swyddog Cynllunio sydd yn delio gyda'r cais er mwyn trefnu ymweliad gartref. Argraffwyd ei enw a'i rif ffôn dros y dudalen.

3 Beth fydd yn digwydd i'ch sylwadau?

Fe fydd y Swyddog Cynllunio yn ystyried eich sylwadau ynghyd a chyngor Llywodraeth/polisiau cynllunio ac ymatebion ymgynghori eraill cyn cyflwyno argymhelliaid. Fe fydd crynodeb sylwadau ar gael ar bob amserlen cynllunio. Nodwch bydd sylwadau sy'n cael eu derbyn ar ôl y dyddiad cae ddim yn arddangos ar yr amserlenni; felly nid yw hi'n warantedig byddant nhw'n cael eu hadrodd, oni bai ei bod yn gytundeb gyda'r Swyddog Cynllunio mewn amodau eithriadol. Nodwch bydd eich sylwadau yn cael eu cyhoeddi ar y gwefan gyda'ch cyfeiriad post.

4 Pa benderfyniadau all gael eu gwneud?

Gall y cynnig gael ei:

- (a) Ddiwygio (gallwch gael eich hysbysu eto os yw'r newidiadau'n arwyddocaol);
- (b) Gymeradwyo, o bosib gydag amodau; neu
- (c) Wrthod.

5 Pwy sydd yn gwneud penderfyniadau ar geisiadau cynllunio?

- (a) Y Pwyllgor Cynllunio
 - Mae hwn wedi ei ffurfio o gynghorwyr etholedig. Gwneir penderfyniadau ar sail adroddiad ysgrifenedig a fydd yn crynhoi'r holl sylwadau ysgrifenedig a dderbyniwyd gan y Cyngor cyn y dyddiad cau ar gyfer sylwadau. Mae'r Pwyllgor Cynllunio fel arfer yn delio gyda cheisiadau sydd ar raddfa fawr, neu sydd yn ddadleuol. Gall aelodau o'r cyhoedd siarad yn ystod y Pwyllgor yn amodol i ddilyn rheolau a osodwyd allan yn y Protocol yn www.newport.gov.uk.
- neu
- (b) Pwerau Dirprwyedig
 - Gall Swyddogion Cynllunio (swyddogion gyda chymwysiaid proffesiynol) benderfynu ar geisiadau. Gwneir penderfyniadau ar sail adroddiad ysgrifenedig a fydd yn crynhoi'r holl sylwadau a dderbyniwyd. Cyhoeddir rhestr o adroddiadau'n rhoi manylion y penderfyniadau sydd wedi eu gwneud yn wythnosol ar ein gwefan. Gall unrhyw aelod etholedig, hyd at amser y penderfyniad, ofyn i gael y cais wedi ei ystyried gan y Pwyllgor Cynllunio, gan roi rhesymau cynllunio dros ofyn.

6 Sut fydddech yn darganfod beth sydd wedi digwydd i'r cais?

Dylech ffonio neu gysylltu â'r swyddog a enwyd yn y llythyr a all eich cynghori os a phryd y mae i gael ei ystyried gan y Pwyllgor Cynllunio. Gall aelodau o'r cyhoedd fynychu cyfarfodydd o'r Pwyllgor Cynllunio a siarad yn ôl y Protocol Siarad Cyhoeddus yn ystod y Pwyllgor Cynllunio. (Mae manylion ar gael gan y Swyddog Achos neu ar Wefan y Cyngor.) Rhaid gwneud ceisiadau i siarad yn ystod y Pwyllgor Cynllunio yn ysgrifenedig erbyn 4.30pm ar y Dydd Iau yn yr wythnos cyn Cyfarfod y Pwyllgor Cynllunio. Cyfeiriwch at y Protocol i gael y manylion llawn neu cysylltwch â'r swyddog achos. Bydd angen i chi gysylltu â'r swyddog achos i ddarganfod os yw'r cais yn mynd o flaen y Pwyllgor a phryd. Gallwch ddilyn y cais wrth iddo gael ei brosesu, neu fwrw golwg ar y penderfyniad terfynol ac Adroddiad y Swyddog ar-lein ar y wefan uchod.

7 Hawl ymgeisydd i apelio

Os yw'r cais cynllunio yn cael ei wrthod, mae gan yr ymgeisydd yr hawl i apelio yn erbyn penderfyniad y Cyngor. PCAC (Penderfyniadau Cynllunio ac Amgylchedd Cymru), rhan o Lywodraeth Cymru, sy'n gyfrifol am ganlyniad yr apel. Os yw apel yn cael ei chyflwyno, fe fyddwch chi'n cael y cyfle i gyflwyno sylwadau i PCAC. Nodwch dim ond yr ymgeisydd sydd â'r hawl i apelio penderfyniad Cynllunio.